

\$405,000 - 1116 Barnes Way, Edmonton

MLS® #E4442473

\$405,000

3 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

A Rare find in Blackmud Creek! NO CONO FEES. This 2 storey half duplex has 3 bedrooms, 2 bathrooms, and approximately 1,775 sq ft of total living space plus a single attached garage. The bright and open kitchen offers plenty of cupboard and counter space, an island with an eating bar, and a large breakfast nook with a door leading outside to the nicely sized west facing backyard. The living room features a tile surround gas fireplace. Upstairs is a large master bedroom, two additional good sized rooms and a 4 piece bathroom. Downstairs, in the fully finished basement, enjoy movie nights in the large family room and plenty of storage. Relax outside in the fully fenced and landscaped backyard with a deck, mature trees and shrubs. Updates include NEW APPLIANCES, NEW BLINDS, NEW VINYL FLOORING AND FRESH PAINT in house & DECK! Blackmud Creek is a great family neighbourhood; schools, public transportation, walking/biking trails, and all other amenities are just minutes away!

Built in 2002

Essential Information

MLS® # E4442473

Price \$405,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,075 |
| Acres | 0.00 |
| Year Built | 2002 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 1116 Barnes Way |
| Area | Edmonton |
| Subdivision | Blackmud Creek |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 1G6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 14th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 55 |

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Listing information last updated on June 16th, 2025 at 12:17pm MDT