

Courtesy Of Tammy A Booth Of 2% Realty

\$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	Half Duplex
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 18
Zoning Zone 55

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