

## \$1,075,000 - 1830 Bowman Point(e), Edmonton

MLS® #E4456380

**\$1,075,000**

4 Bedroom, 3.50 Bathroom, 2,957 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Original owner Ace Lange built home with 4530 sqft of living space, ideally positioned on a quiet cul-de-sac backing Blackmud Creek Ravine. A covered porch introduces timeless elegance throughout. The main floor showcases a formal dining room, great room with gas fireplace framed by a wall of windows, a chef's kitchen with walk-through pantry, bright nook and access to the enclosed sunroom. Mid-level, a theatre/bonus room with fireplace overlooks the gorgeous yard, while just above the basement, a spacious office or potential bedroom with large window adds versatility. Upstairs, the luxurious primary retreat offers a spa-inspired ensuite, double-sided fireplace, walk-in closet, and private deck, with two additional large bedrooms joined by a 5-pc Jack & Jill bath. The finished basement features in-floor heating, wet bar, open recreation space, 4th bedroom and generous storage. A heated triple garage and premier pie-shaped ravine lot complete this exceptional home of sophistication, privacy and quality.

Built in 2006

### Essential Information

MLS® # E4456380

Price \$1,075,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,957
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1830 Bowman Point(e)
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1P7

### Amenities

Amenities	Air Conditioner, Bar, Deck, Detectors Smoke, Fire Pit, Front Porch, No Smoking Home, Sunroom, Vinyl Windows, Wet Bar, See Remarks
Parking Spaces	6
Parking	Heated, Triple Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Mantel
Stories	4

Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Creek, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 5th, 2025
Days on Market	5
Zoning	Zone 55

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