

## \$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 12:47pm MDT