

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 14  
Zoning Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 28th, 2025 at 4:32am MDT