

# \$799,900 - 1735 Bowness Wynd, Edmonton

MLS® #E4429499

**\$799,900**

5 Bedroom, 4.50 Bathroom, 3,175 sqft  
Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Beautiful 2-storey custom-built home in prestigious Southbrook with total over 4,200 sqft of living space and a triple-attached garage. Features a grand entry with curved staircase. High ceiling front living room and dining area. spacious kitchen with granite counter, maple cabinet and corner pantry. Bright breakfast nook connect the kitchen and family room. A main floor den can also be a bedroom. There are 4 large bdrms upstairs which include a fabulous master bdrm ensuite and a 2nd bdrm with ensuite. Another 2 spacious bdrms share one more bath. Basement has a large open recreation area, tv area, bedroom and a wet bar. Steps from Blackmud Creek trails, with easy access to all amenities, highways, schools, shopping, South Common, and the Outlet Mall. A great place to call home.

Built in 2003

## Essential Information

MLS® #	E4429499
Price	\$799,900
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,175



Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1735 Bowness Wynd
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1P1

### **Amenities**

Amenities	Deck, Detectors Smoke, Patio, See Remarks
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 7th, 2025
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Days on Market 1

Zoning Zone 55

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Listing information last updated on April 8th, 2025 at 12:02am MDT