

## \$1,097,000 - 2441 Bowen Wynd, Edmonton

MLS® #E4459909

**\$1,097,000**

5 Bedroom, 3.50 Bathroom, 3,012 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Stunning Ravine-Backing Executive Home! Over 3,800 SF with fully finished basement, this 2-storey split offers a RARE 4-CAR heated drive through garage a mechanics dream with drains & ceiling height for a hoist! From the charming verandah to the beautifully landscaped south-facing yard with breathtaking ravine views, every detail impresses. Inside, enjoy a gorgeous kitchen with custom cabinetry, granite counters & high-end SS appliances, open bright living/dining spaces & main floor den. The Bonus room has 13-ft ceilings & dramatic windows. A Luxurious primary retreat with spa-inspired ensuite, jetted tub, dual vanities, oversized shower & walk-in closet. 2 more bedrooms & full bath upstairs. The Basement is Amazing, features a GYM with Steam Room, 1 bedroom & full bath with 5th bedroom on the split lower level. Extras include tankless water heater, A/C, 2 fireplaces, built-in speakers, heated floors, vac system & wine cooler. A rare opportunity in a premier tranquil ravine location with a beautiful lot!

Built in 2011

### Essential Information

MLS® # E4459909

Price \$1,097,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,012                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2441 Bowen Wynd |
| Area        | Edmonton        |
| Subdivision | Blackmud Creek  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0E8         |

### Amenities

|           |                                                                                                                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Crawl Space, Deck, Exercise Room, Fire Pit, Front Porch, Gazebo, Hot Water Tankless, No Smoking Home, Sauna; Swirlpool; Steam, Vaulted Ceiling, Natural Gas BBQ Hookup |
| Parking   | Quad or More Attached                                                                                                                                                                                      |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Wine/Beverage Cooler, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                    |
| Stories           | 4                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                               |

### Exterior

|          |                          |
|----------|--------------------------|
| Exterior | Wood, Composition, Stone |
|----------|--------------------------|

|                   |                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                                    |
| Construction      | Wood, Composition, Stone                                                                                                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                                  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 16                   |
| Zoning         | Zone 55              |

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Listing information last updated on October 14th, 2025 at 2:18pm MDT