

## \$390,000 - 1094 Barnes Way, Edmonton

MLS® #E4465843

**\$390,000**

3 Bedroom, 1.50 Bathroom, 1,179 sqft

Single Family on 0.00 Acres

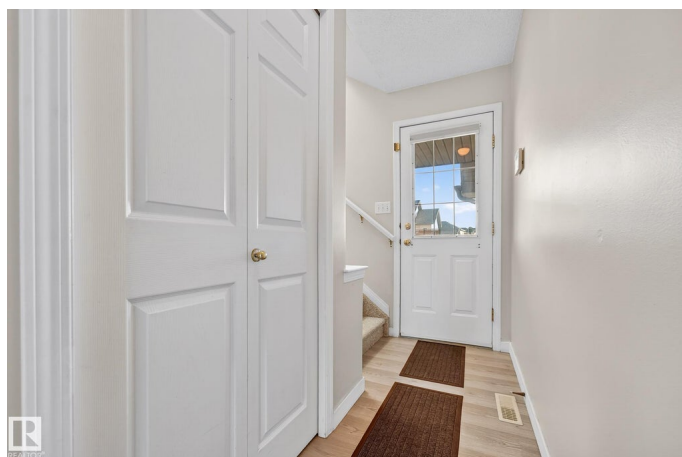
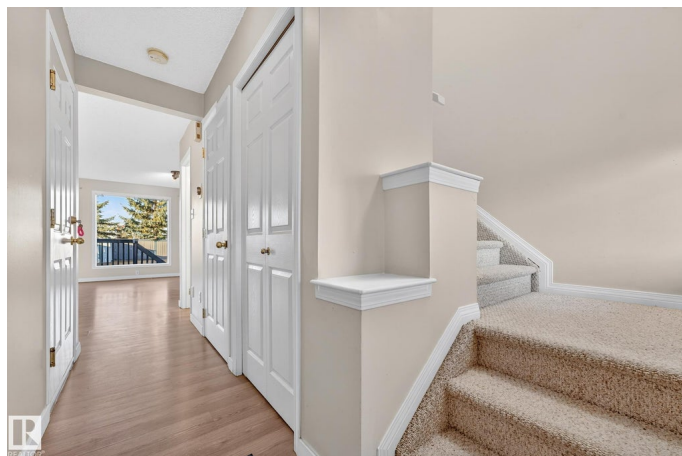
Blackmud Creek, Edmonton, AB

Welcome to this 3-bedroom, 2.5-bath duplex with an attached single garage and a fully finished basement (completed in 2020), situated in the highly desirable community of Blackmud Creek. This bright and spacious home features an inviting open-concept living and dining area with large windows overlooking beautiful backyard. The kitchen offers ample cabinet space and a large island. The upper level hosts a generous primary bedroom with excellent closet space, along with two additional well-sized bedrooms and a 4-piece main bathroom. The west-facing backyard, complete with a deck, provides an ideal space for outdoor relaxation and entertaining. Fully finished Studio basement that was recently done with vinyl plank flooring and gorgeous 3 piece bathroom. Perfectly located near schools, shopping, scenic walking trails, and offering quick access to Anthony Henday Drive, this home delivers exceptional convenience and lifestyle.

Built in 2001

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465843  |
| Price     | \$390,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,179         |
| Acres          | 0.00          |
| Year Built     | 2001          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1094 Barnes Way |
| Area        | Edmonton        |
| Subdivision | Blackmud Creek  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 1E5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Single Garage Attached |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 3                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Vinyl                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Vinyl                                       |
| Foundation        | Concrete Perimeter                                |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 14th, 2025 |
|-------------|---------------------|

Days on Market 1

Zoning Zone 55

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Listing information last updated on November 15th, 2025 at 2:17am MST