

\$525,000 - 818 Barnes Link Link, Edmonton

MLS® #E4452331

\$525,000

4 Bedroom, 3.00 Bathroom, 1,324 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

This beautifully cared-for bi-level showcases true pride of ownership throughout. The heart of the home is a stylishly updated kitchen featuring extended cabinetry, stainless steel appliances, a built-in microwave, and an oversized island—perfect for everyday living or entertaining. Soaring vaulted ceilings and expansive windows fill the open-concept living and dining areas with natural light, while a cozy gas fireplace adds warmth and charm. Two comfortable bedrooms and a full 4-piece bathroom complete the main level. Upstairs, retreat to your private king-sized primary suite with its own 4-piece ensuite and walk-in closet. The fully finished basement offers even more space with an additional bedroom, 3-piece bath, a large family/rec room, and a dedicated laundry area. Step outside to a low-maintenance backyard oasis, complete with a durable composite deck and fully fenced, landscaped yard—ideal for relaxing or entertaining. Stay cool with central A/C and enjoy the convenience of a spacious dble car garage

Built in 2001

Essential Information

MLS® # E4452331

Price \$525,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,324
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	818 Barnes Link Link
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1E8

Amenities

Amenities	Air Conditioner, Deck, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby,

	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 9th, 2025
Days on Market	11
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 August 20th, 2025 at 3:32am MDT