

## \$499,900 - 818 Barnes Link Link, Edmonton

MLS® #E4452331

**\$499,900**

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 \$499,900



|                |                        |
|----------------|------------------------|
| 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, Dryer, Garage Control, Garage Opener, 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 | 63               |
| 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 October 11th, 2025 at 1:17pm MDT