

## \$649,900 - 722 Barrie Close, Edmonton

MLS® #E4437876

**\$649,900**

3 Bedroom, 2.50 Bathroom, 2,172 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

On a quiet cul-de-sac in the desirable community of Blackmud Creek, this beautifully renovated home offers style, comfort, and functionality. Fully updated in 2023, the design is clean and timeless. Vaulted ceilings and skylights fill the space with natural light. The kitchen is as practical as it is stylish, featuring modern finishes, a gas range, and a layout that flows seamlessly into the main living and dining areas. A main floor office provides a quiet workspace, while the spacious bonus room with grand ceilings offers a comfortable spot to unwind. The private backyard is ideal for both hosting and relaxing, complete with a large deck, pergola, and rough-in for a hot tub. Recent upgrades also include a new furnace, hot water tank, and central A/C. The oversized garage easily accommodates large vehicles and storage. Close to scenic trails, parks, and everyday amenities, this is a thoughtfully updated home in a sought-after location—ready for its next chapter.

Built in 2001

### Essential Information

MLS® #	E4437876
Price	\$649,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,172
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	722 Barrie Close
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1E8

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Skylight, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, No Back Lane, No Through Road,

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

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	9
Zoning	Zone 55

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