

# \$1,499,000 - 1436 Bishop Point(e), Edmonton

MLS® #E4455165

**\$1,499,000**

9 Bedroom, 6.50 Bathroom, 4,145 sqft  
Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Welcome to prestigious Blackmud Creek, where this stunning triple garage walkout home is offered for sale for the first time. Situated on a fully landscaped 18,000 sq ft lot backing onto a private treed ravine, this extraordinary residence offers over 4,150 sq ft of living space with 9 bedrooms and 7 bathrooms, including 5 ensuites. The main floor showcases a formal living and dining room, family room, second kitchen, and a spacious bedroom with ensuite bath. Upstairs, find 5 bedrooms, each with direct bathroom access, plus private balconies on every level to enjoy the serene surroundings. The walkout basement adds 3 more bedrooms, a large rec room, and an opportunity to create a suite. Impeccably maintained inside and out, this home presents a rare chance to move into one of Edmonton’s most sought-after neighbourhoods, offering space, privacy, and elegance for multi-generational living.

Built in 2003

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4455165    |
| Price      | \$1,499,000 |
| Bedrooms   | 9           |
| Bathrooms  | 6.50        |
| Full Baths | 6           |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 4,145                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1436 Bishop Point(e) |
| Area        | Edmonton             |
| Subdivision | Blackmud Creek       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 1H3              |

### Amenities

|               |                                                                                                                                                      |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Walkout Basement, Vacuum System-Roughed-In |
| Parking       | Triple Garage Attached                                                                                                                               |
| Is Waterfront | Yes                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Storage Shed, Stove-Countertop Electric, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Creek, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | Stream/Pond        |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 55           |

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Listing information last updated on September 10th, 2025 at 3:17am MDT