

Courtesy Of Tristan Boire Of Park Realty

# **\$639,900 - 931 Stillwater Boulevard, Edmonton**

MLS® #E4434955

**\$639,900**

4 Bedroom, 2.50 Bathroom, 2,283 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Over \$110,000 in LUXURY builder UPGRADES – this home is a designer-inspired retreat backing onto a serene forest and pond. With nearly 2,300 sq ft of elevated living space, it offers 4 generous bedrooms, upscale finishes, and a beautifully designed layout for indoor-outdoor living. Enjoy herringbone-pattern luxury flooring, quartz countertops, designer lighting, and a full set of premium WiFi-enabled stainless appliances—including a gas cooktop and built-in oven. Natural light floods through expansive windows, and the custom deck overlooks a peaceful Environmental Reserve with a scenic walking trail and pond. Upstairs, you’ll find 4 bedrooms, laundry, and a full basement below—ready to be finished your way. Final grade is complete—just landscape and move in. Central A/C and a smart, functional layout round out this exceptional home. Located in Stillwater, one of West Edmonton’s most sought-after new neighborhoods with walking paths, parks, and fast access to the Henday, West Edmonton Mall, and the Airport

Built in 2022

## **Essential Information**

MLS® #	E4434955
Price	\$639,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,283
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	931 Stillwater Boulevard
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1M7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Environmental Reserve, Partially Landscaped, Playground Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	62
Zoning	Zone 57
HOA Fees	420
HOA Fees Freq.	Annually

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 July 8th, 2025 at 4:47pm MDT