

## \$409,000 - 20615 21 Ave, Edmonton

MLS® #E4435206

**\$409,000**

3 Bedroom, 2.50 Bathroom, 1,389 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

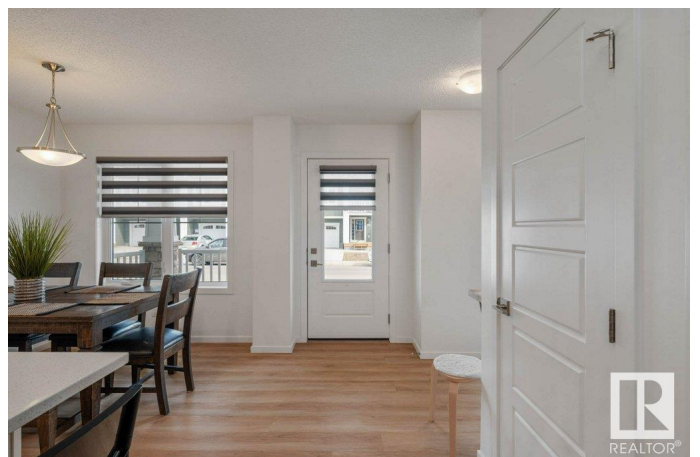
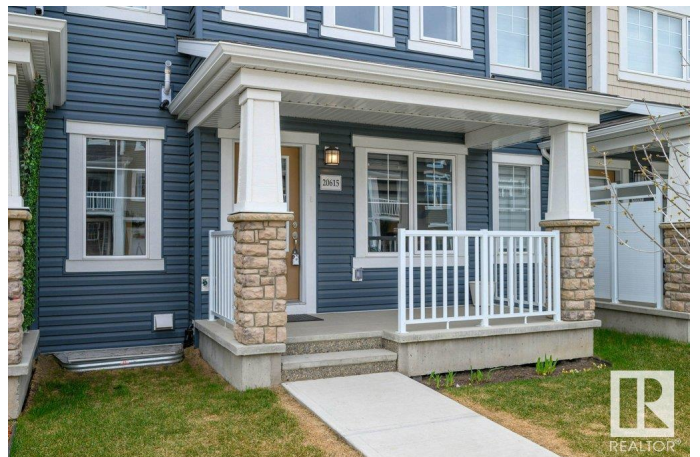
You will enjoy this Mattamy Home in the planned community of Stillwater. City Living on the outside edge of the city! This townhome is 1389 sq. ft. has an open concept on the main floor & a practical upper floor layout. The home has a spacious foyer with lots of storage. The kitchen has a large island with lots of work space and storage, quartz countertops, modern appliances, & a comfortable living room. There is also a 2-piece bath. The open concept allows for family interaction and connection. Upstairs, you will find convenient laundry, w/ lots of storage & a folding area. The primary suite is KING SIZED with a 4-piece bathroom and a walk-in closet with a window. You will also enjoy blackout blinds on all the bedroom windows, which is an added bonus! The basement has rough ins for a bathroom and has been professionally wired and insulated, ready to develop. Other bonuses include an upper patio with a gas BBQ hook up, and NO CONDO FEES. Enjoy skating, parks, and trails right outside your door.

Built in 2023

### Essential Information

MLS® # E4435206

Price \$409,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,389
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	20615 21 Ave
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1N2

### Amenities

Amenities	On Street Parking, Club House, Deck, Detectors Smoke, Fire Pit, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

Exterior Features	Back Lane, Level Land, Low Maintenance Landscape, Paved Lane, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Ormsby
Middle	Sister Annata Brockman
High	Lillian Osbourne

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	3
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 May 11th, 2025 at 6:47am MDT