

## **\$749,000 - 20216 17 Avenue, Edmonton**

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MLS® #E4438411

**\$749,000**

3 Bedroom, 2.50 Bathroom, 2,131 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

### **IMMACULATE WALKOUT FAMILY HOME!!**

Welcome to this beautiful home located in the highly sought after community of Stillwater.

This home show like a show home and offers a bright and open floor plan and includes numerous upgrades such as large windows for natural light overlooking a private pond and tree line, engineered flooring stairs included.

Upgrad cabinets c/w large quartz island, stainless steel appliance and a huge walk through pantry. 9' Ceilings on both main and second floor including access to a private deck overlooking the pond. The second floor offers a bonus room, large master suite c/w Spa Ensuite and walk-in closet with organizers. In addition we have two more bedrooms, laundry and main bathroom. Fully finished Basement with office space large storage room. Private access to Playgrounds, Community Building, Splash Park and Outdoor Ice Rink for family enjoyment. Minutes to Schools, Shopping, Windermere Currents and Anthony Henday Access. A must see property and a rare Walkout in the Community!



Built in 2020

### **Essential Information**

MLS® # E4438411

Price \$749,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,131
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20216 17 Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1K6

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup
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, Refrigerators-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Glass Door, Mantel
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl

Exterior Features        Backs Onto Park/Trees, Environmental Reserve, Fenced, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                May 24th, 2025

Days on Market        23

Zoning                      Zone 57

HOA Fees                  400

HOA Fees Freq.        Annually

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