

# \$509,900 - 20964 22 Avenue, Edmonton

MLS® #E4460472

**\$509,900**

3 Bedroom, 2.50 Bathroom, 1,707 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Nestled in the picturesque Riverview area of West Edmonton, Verge at Stillwater is a community that seamlessly blends natural features. Akash Homes invites you to the 'Bedford-Z' a zero lot line home offers over 1700 SQFT of stunning features, quality craftsmanship, and an open-concept floor plan that makes day-to-day living effortless with its functional design. Your main floor offers 9' ceilings, laminate flooring, and quartz counters. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors and drawers, plus a walk-through pantry! Your living room offers comfort and style, with an electric fireplace and large windows for plenty of natural light. Rest & retreat upstairs, where you'll enjoy a large bonus room plus 3 bedrooms, including a primary suite designed for two with its expansive walk-in closet and spa-inspired ensuite! **\*\*PLEASE NOTE\*\*PICTURES ARE OF SIMILAR HOME!**

Built in 2025

## Essential Information

MLS® #	E4460472
Price	\$509,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,707
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20964 22 Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3B5

### Amenities

Amenities	Ceiling 9 ft., Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Not Fenced, Not Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 2nd, 2025
Zoning	Zone 57

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Listing information last updated on October 2nd, 2025 at 6:02pm MDT