# \$605,990 - 20807 22 Avenue, Edmonton

MLS® #E4437685

### \$605.990

3 Bedroom, 2.50 Bathroom, 1,871 sqft Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Brand New Home by Mattamy Homes in the master planned community Stillwater. This stunning MONARCH detached home offers 3 bedrooms and 2 1/2 bathrooms. The open concept and inviting main floor features including 9' ceilings, a gourmet kitchen with included appliances, quartz countertops, waterline to fridge and a LARGE walk-in pantry. The gas line off the rear is an added bonus! Upstairs, you'll continue to be impressed with a bonus room, walk in laundry room, full bath, and 3 bedrooms. The master is a true oasis, complete with a walk-in closet & luxurious ensuite with double sinks and separate tub/shower. Enjoy the added benefits of this home with its separate side entrance, double attached garage, basement bathroom rough ins and front yard landscaping. Enjoy access to amenities including a playground, planned schools, commercial, wetland reserve, and recreational facilities, sure to compliment your lifestyle! HOA fee. UNDER CONSTRUCTION! See first (2) photos for interior colors, the rest are of the plan







Built in 2025

# **Essential Information**

MLS® # E4437685 Price \$605,990 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,871

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 20807 22 Avenue

Area Edmonton
Subdivision Stillwater
City Edmonton
County ALBERTA

Province AB

Postal Code T6M 2X6

#### **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front

Porch, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup, 9 ft.

**Basement Ceiling** 

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood

Fan, Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Partially Landscaped, Playground Nearby, Schools, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary Constable Daniel Woodall

Middle St. John XXIII

# **Additional Information**

Date Listed May 18th, 2025

Days on Market 30

Zoning Zone 57

HOA Fees 500

HOA Fees Freq. Annually

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Listing information last updated on June 17th, 2025 at 5:17pm MDT