

## \$719,000 - 2011 201, Edmonton

MLS® #E4461061

**\$719,000**

3 Bedroom, 2.50 Bathroom, 2,520 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Absolutely stunning! Mattamy's popular model, The Banff, is located in the desirable community of Stillwater. This open-concept home showcases quality craftsmanship and design. Perfect for large families, the main floor features 9' ceilings and large windows that fill the space with natural light. Enjoy a mix of carpet, ceramic tile, and hardwood flooring with flush-mount wood vents. The gourmet kitchen boasts quartz countertops, stylish cabinetry, a large island with breakfast bar, and a convenient spice kitchen. A cozy gas fireplace warms the great room, and the spacious dining area is perfect for family gatherings. Upstairs, a vaulted bonus room opens to a covered veranda. The top floor includes two generous bedrooms and a master suite with walk-in closet and ensuite. If you're looking for something beyond the usual floor plans, this home is a must-see. Conveniently located near shopping, the airport, West Edmonton Mall, and Anthony Henday.

Built in 2018

### Essential Information

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Price \$719,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,520                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |            |
|-------------|------------|
| Address     | 2011 201   |
| Area        | Edmonton   |
| Subdivision | Stillwater |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6M 0X6    |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Attached, Front Drive Access                                 |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Stories           | 3                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                             |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                         |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 57           |
| HOA Fees       | 420               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 13th, 2025 at 8:17pm MDT