

Courtesy Of George M Fahmy and Nia Pavesi Of Mozaic Realty Group

## \$338,990 - 20431 16 Avenue, Edmonton

MLS® #E4420915

**\$338,990**

2 Bedroom, 2.50 Bathroom, 1,347 sqft

Single Family on 0.00 Acres

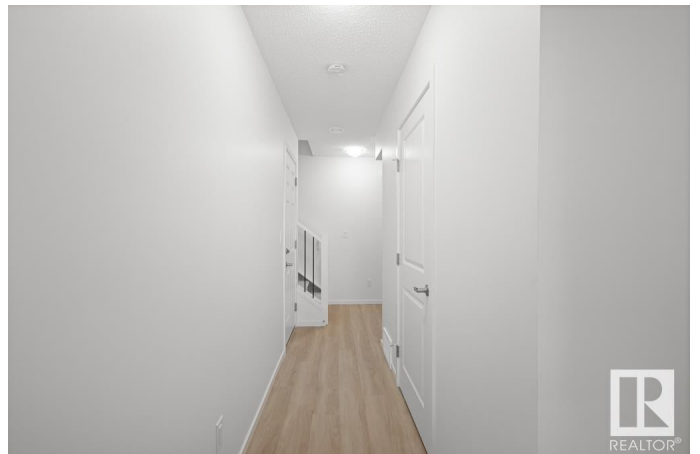
Stillwater, Edmonton, AB

Brand New Home by Mattamy Homes in the master planned community Stillwater. This stunning ELARA townhome offers 2 bedrooms and 2 1/2 bathrooms. The lower level features a convenient single attached garage and mudroom. The open concept and inviting main floor features a half bath and balcony for those summer BBQ's. The kitchen is a cook's paradise, with included kitchen appliances, quartz countertops, and an island perfect for entertaining. Head upstairs to discover the laundry room, full 4 piece bath, and 2 bedrooms. The master is a true oasis, complete with a walk-in closet and luxurious ensuite. Enjoy the added benefits of this home with no condo fees and front yard landscaping. Enjoy access to amenities including a playground, planned schools, commercial, a wetland reserve, and recreational facilities, sure to compliment your lifestyle! There is an HOA Fee. UNDER CONSTRUCTION! \*photos are for representation only. Colors and finishings may vary\*

Built in 2025

### Essential Information

MLS® #	E4420915
Price	\$338,990
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,347
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### **Community Information**

Address	20431 16 Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2P7

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Vinyl Windows, See Remarks
Parking	Single 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	3
Has Basement	Yes
Basement	None, No Basement

### **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            February 6th, 2025

Days on Market      57

Zoning                Zone 57

HOA Fees             500

HOA Fees Freq.      Annually

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Listing information last updated on April 3rd, 2025 at 10:17pm MDT