

## \$574,999 - 1708 201 Street, Edmonton

MLS® #E4442950

**\$574,999**

3 Bedroom, 2.50 Bathroom, 1,866 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

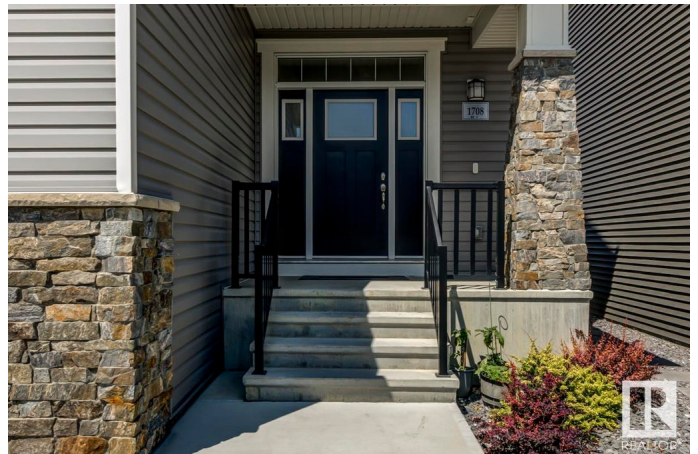
BETTER THAN NEW with a VIEW! Welcome to the peaceful community of Stillwater, where this immaculate Mattamy home offers the perfect blend of comfort, style, and scenic beauty. From the moment you step inside, youâ€™ll notice the care and attention this home has receivedâ€”as well as the stunning views of the lake and nearby walking paths. The kitchen is a chefâ€™s dream with ample cabinetry, a large island, S/S appliances, and a roomy pantry. The expansive living room provides plenty of space for relaxing or entertaining. Step out onto the deck to enjoy your morning coffee or host a BBQ with friends and family. Upstairs, the cozy bonus room offers a great space for movie nights. You'll also find two well-sized bedrooms and a spacious, serene primary suite complete with a walk-in closet and a private ensuite. The unfinished basement offers endless possibilities. To top it all off, there's an oversized double attached garage for extra storage and convenience. Donâ€™t miss your chance to own this exceptional home!

Built in 2018

### Essential Information

MLS® # E4442950

Price \$574,999



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,866
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1708 201 Street
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0Y1

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	15
Zoning	Zone 57
HOA Fees	370
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 2nd, 2025 at 8:32am MDT