

# \$635,000 - 964 Stillwater Boulevard, Edmonton

MLS® #E4438063

**\$635,000**

4 Bedroom, 2.50 Bathroom, 2,725 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

This Mattamy Homes property designed for both comfort and practicality. Spanning 2,744 square feet, this home offers four bedrooms and two and a half bathrooms, making it well-suited for family living or hosting guests. The main level showcases an open-concept layout that simplifies daily routines with large kitchen and pantry as well as a main floor office. The central air conditioning ensures a pleasant atmosphere year-round. The double attached garage comes ready for modern needs with a 30 A EV service—ideal for charging an electric vehicle. Additional thoughtful touches include a soffit plug for exterior lighting, dedicated counter electrical outlets that can accommodate various kitchen appliances, and a separate circuit for a home office to support remote work or school projects. Outdoors, the yard stretches to nearly double the size typical in the neighborhood, providing extra space for gardening, relaxation, or future landscaping projects.

Built in 2022

## Essential Information

MLS® #	E4438063
Price	\$635,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,725
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	964 Stillwater Boulevard
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1M7

### Amenities

Amenities	On Street Parking, Air Conditioner, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, No Back Lane, Shopping Nearby, Private Park Access

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

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	9
Zoning	Zone 57
HOA Fees	420
HOA Fees Freq.	Annually

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Listing information last updated on June 1st, 2025 at 2:32am MDT