

## **\$344,880 - 20630 21a Avenue, Edmonton**

MLS® #E4442849

**\$344,880**

2 Bedroom, 2.50 Bathroom, 1,312 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Step inside this beautiful 3 storey townhome and discover a welcoming foyer on the ground level with plenty of closet space. Beyond that, a functional mudroom and the single attached garage provide additional storage opportunities. On the main floor, you'll find an open-concept layout encompassing the kitchen, great room, and dining room. The kitchen is an entertainer's dream, featuring abundant cabinet space, a large island, and direct access to the balcony, with a convenient powder room nearby. Sunlight beams into the main floor through the great room's expansive windows. The upper level includes your main bathroom and a laundry closet. Both bedrooms are equipped with generous walk-in closets, and the primary bedroom benefits from a private, relaxing ensuite. Each bedroom's front facing windows ensure a bright and airy atmosphere, perfect for unwinding. Enjoy access to walking paths, hockey rink/basketball court, and a playground with splash park, sure to complement your lifestyle! HOA FEE.

Built in 2024

### **Essential Information**

MLS® # E4442849

Price \$344,880



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,312
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### Community Information

Address	20630 21a Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1N3

### Amenities

Amenities	Carbon Monoxide Detectors, Front Porch, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	22
Zoning	Zone 57
HOA Fees	500
HOA Fees Freq.	Annually

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