

## \$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	22
Zoning	Zone 57
HOA Fees	370
HOA Fees Freq.	Annually

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