

## \$374,900 - 20303 16 Avenue, Edmonton

MLS® #E4457963

**\$374,900**

2 Bedroom, 2.50 Bathroom, 1,314 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Absolutely GORGEOUS 3 storey townhouse in the heart of Stillwater! If pride in ownership is your thing, look no further! Situated in a prime location in the complex, this amazing property boasts such things as an open sun-soaked layout, luxury finishes, quartz counter-tops with a massive Island, stainless steel appliances, vinyl plank flooring, a gas fireplace, a large balcony (perfect to watch the summer sunsets), upstairs laundry, walk-in closet, upgraded fixtures, upper end window treatments, and a single car attached garage. The community of Stillwater also boasts a community clubhouse, skating rink, spray park and is located close to schools, trails, Henday, Costco, golf and all other conceivable amenities. This truly is a must see for the discriminating buyer.

Built in 2020

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457963  |
| Price          | \$374,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,314     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 2020                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 3 Storey             |
| Status     | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20303 16 Avenue |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1K8         |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Club House, Deck, No Animal Home, No Smoking Home, Recreation Room/Centre |
| Parking Spaces | 2                                                                         |
| 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, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Mantel                                                                                                                                               |
| Stories           | 3                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Partial, Unfinished                                                                                                                                  |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                    |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Vinyl                                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 16th, 2025  
Days on Market                2  
Zoning                              Zone 57  
HOA Fees                         420  
HOA Fees Freq.                Annually

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Listing information last updated on September 18th, 2025 at 7:47pm MDT