

## \$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 | 18              |
| Zoning         | Zone 57         |
| HOA Fees       | 370             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on July 5th, 2025 at 2:17pm MDT