

Courtesy Of Cyril Kaderabek Of Garth Realty Group Inc.

## \$625,000 - 20236 17 Avenue, Edmonton

MLS® #E4421835

### \$625,000

3 Bedroom, 2.50 Bathroom, 1,862 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

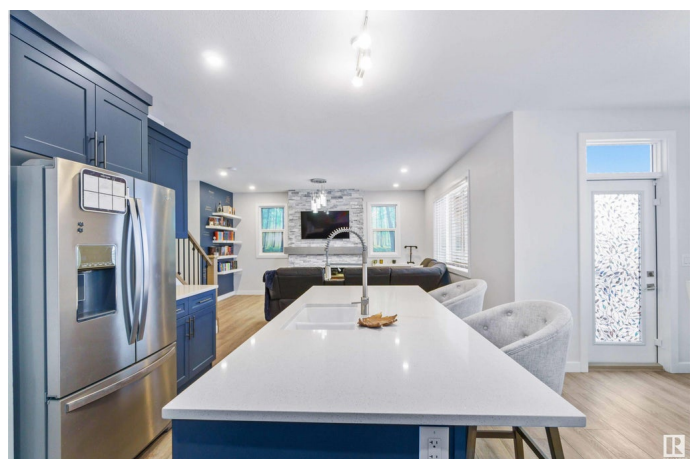
Stunning walkout home in the sought-after community of Stillwater, offering approximately 2,500 square feet of thoughtfully designed living space. Backing onto a serene pond within a protected nature reserve, this energy-efficient home features triple-pane windows, a tankless hot water heater, and other green upgrades. The main floor boasts luxury vinyl plank and ceramic flooring, an upgraded kitchen with premium stainless steel appliances, quartz counter, a ceramic backsplash, a spacious island with an eating bar, extended cabinetry and a large pantry room. The open-concept dining area flows into a generous great room. The doors lead to a deck overlooking the scenic backyard and pond. Upstairs, the primary suite includes a spacious walk-in closet with organizers and a luxurious 5-piece spa ensuite. Two additional large bedrooms, a main bath, laundry room, and a bonus room complete the second floor. The walkout basement features direct access to the backyard, and rough-in electrical for a hot tub.

Built in 2021

### Essential Information

MLS® # E4421835

Price \$625,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,862
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	20236 17 Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1K7

### **Amenities**

Amenities	Air Conditioner, Club House, Deck, Hot Water Tankless, Walkout Basement, HRV System
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Environmental Reserve, Fenced, Landscaped, Schools, Stream/Pond, View Lake
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 16th, 2025
Days on Market	48
Zoning	Zone 57
HOA Fees	400
HOA Fees Freq.	Annually

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Listing information last updated on April 5th, 2025 at 3:17pm MDT