

## \$564,000 - 2040 207 Street, Edmonton

MLS® #E4434466

**\$564,000**

3 Bedroom, 2.50 Bathroom, 1,932 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

This stunning 3-bedroom, 2.5-bath detached home in the desirable Stillwater community offers over 1900 sq ft of spacious living. Featuring a modern open-concept layout, a gourmet kitchen, and a bright living area, this home is perfect for family living and entertaining. Highlighting a separate side entrance to an unfinished basement, it provides incredible potential for future development or a rental suite. With a double garage, a large backyard, and a prime location close to parks, schools, and amenities, this property combines comfort, convenience, and endless possibilities.

Built in 2022

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4434466               |
| Price          | \$564,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,932                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2040 207 Street |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1R7         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Attached                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 62            |
| Zoning         | Zone 57       |
| HOA Fees       | 420           |
| HOA Fees Freq. | Annually      |

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Listing information last updated on July 5th, 2025 at 1:02am MDT