

## \$395,000 - 20423 21 Avenue, Edmonton

MLS® #E4445762

**\$395,000**

3 Bedroom, 2.50 Bathroom, 1,392 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

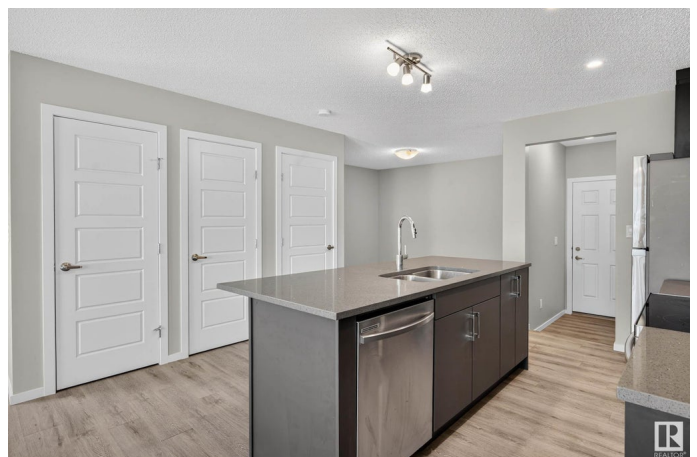
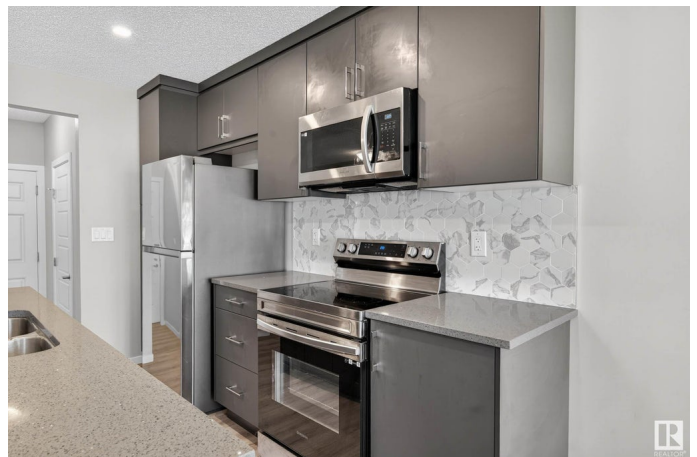
INCREDIBLE OPPORTUNITY for 1st time buyers & investors in the heart of Stillwater. This impeccable townhome with NO CONDO fees is turn-key ready! Features 3 bedrooms, 2.5 bathrooms & attached rear garage with access to main level via mudroom. PLUS, private back balcony to enjoy the summer sun! Charming curb appeal with quaint front porch & landscaping. Welcoming foyer transitions to open concept great room showcasing luxury plank flooring. Contemporary kitchen with island, dinette area, SS appliances, granite countertops, to-ceiling cabinetry & back living room. Handy upper-level laundry closet just off owner's suite that has it's own WIC & enhanced 4 pc ensuite. Large basement with ample storage is unfinished & awaits your personal touch. Enjoy all this new community has to offer, walking trails, ponds, parks, nearby shopping at Currents of Windermere. Plus, get active with your Homeowners Amenity Center and enjoy Stillwater's exclusive playground & outdoor rink. **MUST SEE!**

Built in 2022

### Essential Information

MLS® # E4445762

Price \$395,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,392                |
| Acres          | 0.00                 |
| Year Built     | 2022                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20423 21 Avenue |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1M8         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Rear Drive Access   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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 | Back Lane, Flat Site, Golf Nearby, Landscaped, Level Land, Low |

|              |                    |            |            |         |          |          |
|--------------|--------------------|------------|------------|---------|----------|----------|
|              | Maintenance        | Landscape, | Playground | Nearby, | Schools, | Shopping |
|              |                    | Nearby     |            |         |          |          |
| Roof         | Asphalt Shingles   |            |            |         |          |          |
| Construction | Wood, Vinyl        |            |            |         |          |          |
| Foundation   | Concrete Perimeter |            |            |         |          |          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 3              |
| Zoning         | Zone 57        |
| HOA Fees       | 350            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 7th, 2025 at 6:47pm MDT