

## \$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

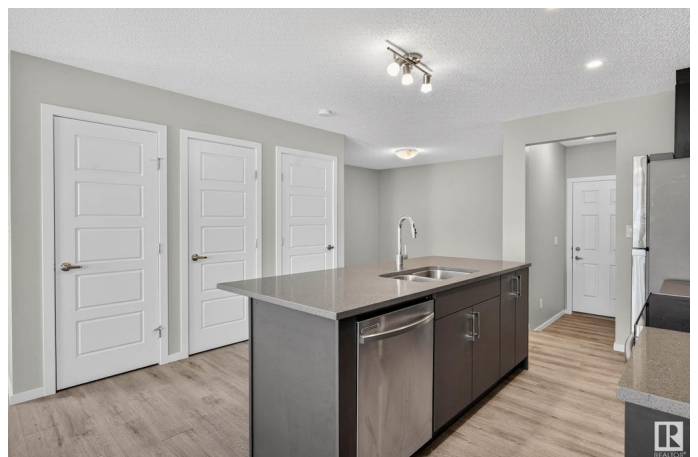
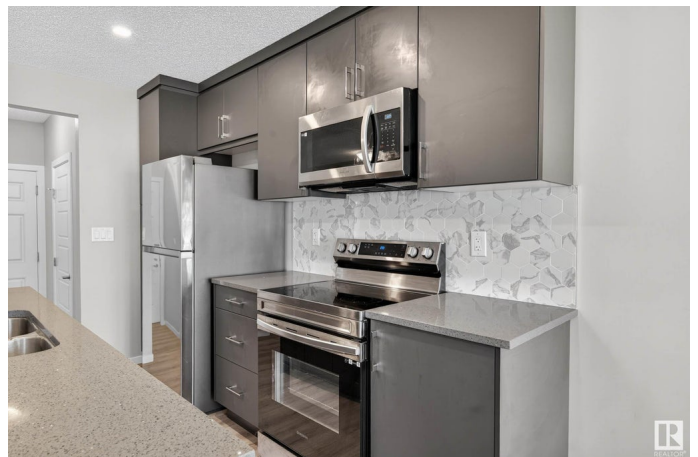
INCREDIBLE OPPORTUNITY for 1st time buyers & investors in the heart of Stillwater. This impeccable townhome with NO CONDO fees is turn-key ready! Features 3 bedrooms, 2.5 bathrooms & attached rear garage with access to main level via mudroom. PLUS, private back balcony to enjoy the summer sun! Charming 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 its 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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 1:17am MDT