

## \$554,990 - 2023 209 Street, Edmonton

MLS® #E4454621

**\$554,990**

3 Bedroom, 2.50 Bathroom, 2,092 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Brand New Home by Mattamy Homes. This stunning FULLERTON detached home offers 3 bedrooms and 2 1/2 bathrooms. The open concept and inviting main floor features 9' ceilings and a half bath. The kitchen is a cook's paradise, with included kitchen appliances, quartz countertops, waterline to fridge and walk-in pantry. Upstairs, the house continues to impress with a bonus room, walk-in laundry, full bath with dual sinks and 3 bedrooms. The master is a true oasis, complete with a walk-in closet and luxurious ensuite with double sinks! Enjoy the added benefits of this home with a double attached garage, side entrance to basement, gas line off the rear, basement bathroom rough ins and front yard landscaping. Enjoy access to amenities including a playground, planned schools, commercial, a wetland reserve, and recreational facilities, sure to compliment your lifestyle! There is an HOA fee. UNDER CONSTRUCTION! First (2) photos are of interior colors, rest are of the plan.

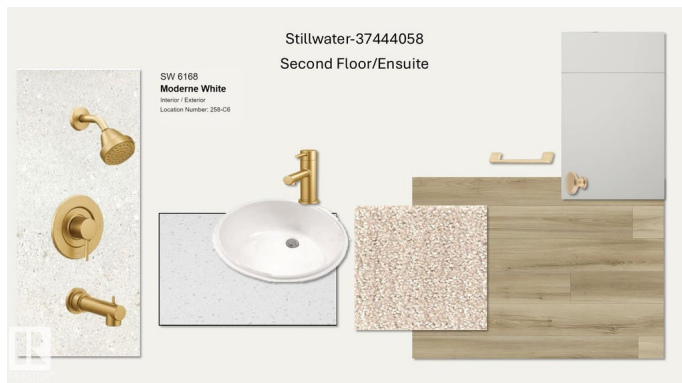
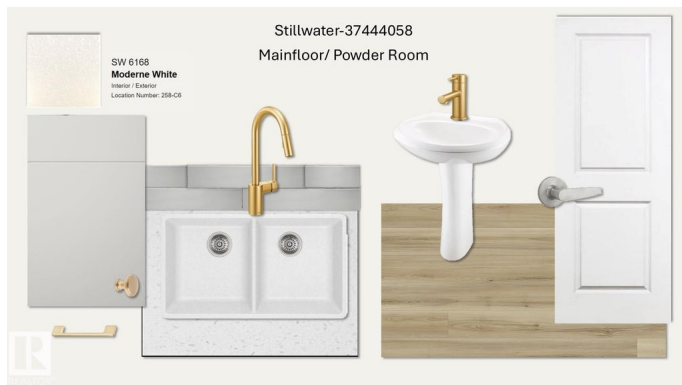
Built in 2025

### Essential Information

MLS® # E4454621

Price \$554,990

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,092
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2023 209 Street
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2P5

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Partially Landscaped, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Constable Daniel Woodall  
Middle                      St. John XXIII

**Additional Information**

Date Listed                August 22nd, 2025  
Days on Market        4  
Zoning                      Zone 57  
HOA Fees                  500  
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 August 26th, 2025 at 2:47am MDT