

Courtesy Of Sharon M Josey Of RE/MAX River City

## \$559,900 - 20512 22 Avenue, Edmonton

MLS® #E4435285

**\$559,900**

3 Bedroom, 2.50 Bathroom, 2,105 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Welcome to the vibrant new community of Stillwater! This beautifully crafted 2 Storey home offers stylish vinyl plank flooring throughout the main & upper level. The modern kitchen features a spacious central island with quartz countertops, stainless steel appliances and a generous walk-in pantry. The Dining area is perfect for both daily living and entertaining with patio doors leading to the fenced back yard. Upstairs, a versatile bonus room complements 2 secondary bedrooms, each with its own walk-in closet. The Primary Bedroom offers a 4pc ensuite & large W/I Closet. The conveniently located upper-level laundry room adds to the home's practicality. Stillwater is a family friendly community with a skating rink, Zamboni House, splash park, playground, basketball courts & plenty of trails. The location is amazing with schools, parks, public transit, and quick access to Anthony Henday Drive

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435285  |
| Price      | \$559,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,105                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20512 22 Avenue |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1N1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### 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 | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed May 8th, 2025

Days on Market 113

Zoning Zone 57

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Listing information last updated on August 29th, 2025 at 2:02am MDT