

Courtesy Of Sharon M Josey Of RE/MAX River City

## \$569,900 - 20512 22 Avenue, Edmonton

MLS® #E4435285

**\$569,900**

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	\$569,900
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 40

Zoning Zone 57

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 June 17th, 2025 at 3:47am MDT