

Courtesy Of George M Fahmy and Nia Pavesi Of Mozaic Realty Group

\$338,990 - 20431 16 Avenue, Edmonton

MLS® #E4420915

\$338,990

2 Bedroom, 2.50 Bathroom, 1,347 sqft

Single Family on 0.00 Acres

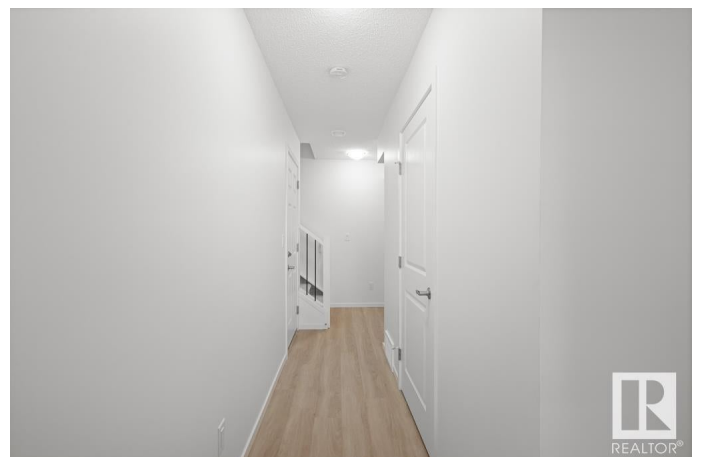
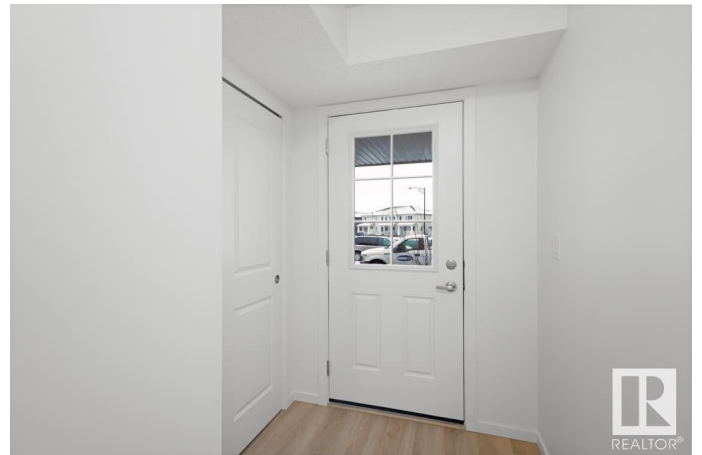
Stillwater, Edmonton, AB

Brand New Home by Mattamy Homes in the master planned community Stillwater. This stunning ELARA townhome offers 2 bedrooms and 2 1/2 bathrooms. The lower level features a convenient single attached garage and mudroom. The open concept and inviting main floor features a half bath and balcony for those summer BBQ's. The kitchen is a cook's paradise, with included kitchen appliances, quartz countertops, and an island perfect for entertaining. Head upstairs to discover the laundry room, full 4 piece bath, and 2 bedrooms. The master is a true oasis, complete with a walk-in closet and luxurious ensuite. Enjoy the added benefits of this home with no condo fees 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! *photos are for representation only. Colors and finishings may vary*

Built in 2025

Essential Information

MLS® #	E4420915
Price	\$338,990
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,347
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

Community Information

Address	20431 16 Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2P7

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Vinyl Windows, See Remarks
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

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 February 6th, 2025

Days on Market 58

Zoning Zone 57

HOA Fees 500

HOA Fees Freq. Annually

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Listing information last updated on April 5th, 2025 at 2:02am MDT