

Courtesy Of Cyril Kaderabek Of Garth Realty Group Inc.

## \$625,000 - 20236 17 Avenue, Edmonton

MLS® #E4421835

**\$625,000**

3 Bedroom, 2.50 Bathroom, 1,862 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

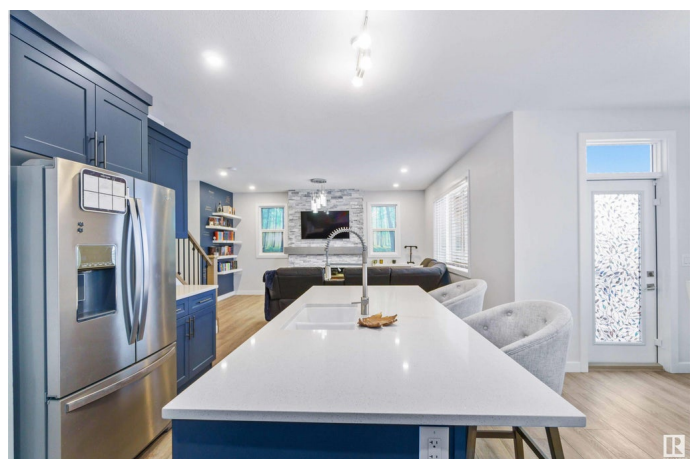
Stunning walkout home in the sought-after community of Stillwater, offering approximately 2,500 square feet of thoughtfully designed living space. Backing onto a serene pond within a protected nature reserve, this energy-efficient home features triple-pane windows, a tankless hot water heater, and other green upgrades. The main floor boasts luxury vinyl plank and ceramic flooring, an upgraded kitchen with premium stainless steel appliances, quartz counter, a ceramic backsplash, a spacious island with an eating bar, extended cabinetry and a large pantry room. The open-concept dining area flows into a generous great room. The doors lead to a deck overlooking the scenic backyard and pond. Upstairs, the primary suite includes a spacious walk-in closet with organizers and a luxurious 5-piece spa ensuite. Two additional large bedrooms, a main bath, laundry room, and a bonus room complete the second floor. The walkout basement features direct access to the backyard, and rough-in electrical for a hot tub.

Built in 2021

### Essential Information

MLS® # E4421835

Price \$625,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,862
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	20236 17 Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1K7

### **Amenities**

Amenities	Air Conditioner, Club House, Deck, Hot Water Tankless, Walkout Basement, HRV System
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Environmental Reserve, Fenced, Landscaped, Schools, Stream/Pond, View Lake
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 16th, 2025
Days on Market	48
Zoning	Zone 57
HOA Fees	400
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 April 5th, 2025 at 7:02am MDT