

# \$489,998 - 2023 210 Street, Edmonton

MLS® #E4423584

**\$489,998**

4 Bedroom, 3.00 Bathroom, 1,190 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

\*\*\* LEGAL BASEMENT SUITE \*\*\* Welcome to this brand new home the *œSage 11*• Built by Broadview Homes and is located in one of West Edmonton's newest premier communities of the Stillwater. With just under 1200 square Feet this home comes single parking pad, this opportunity is perfect for a young family or young couple. Your main floor is complete with luxury Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. Finishing off the main level is a 2 piece bathroom. The upper level has 3 bedrooms and 2 full bathrooms that is perfect for a first time buyer. The basement has a full legal suite with 1 bedroom, bath , kitchen, laundry room and a living room. \*\*\* This home is under construction and slated to be completed by September of this year\*\*\*\*

Built in 2025

## Essential Information

MLS® #	E4423584
Price	\$489,998
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2



## SAGE II

1189 sq. ft. | 3 bedrooms + 2 bathrooms



Dimensions as shown are approximations only and may change without notice. Architectural requirements may alter side elevation and window placement on the S. & E. January 2025

Square Footage	1,190
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2023 210 Street
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2P5

### **Amenities**

Amenities	See Remarks
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 1st, 2025

Days on Market 48

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 April 18th, 2025 at 10:47am MDT