

## \$539,900 - 20806 19a Avenue, Edmonton

MLS® #E4454457

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,922 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Welcome to Stillwater, one of Edmonton's fastest-growing communities where nature and convenience meet. This modern 2-storey home offers everything today's buyer is looking for, with 3 bedrooms, 2.5 bathrooms, and a side entrance to the unfinished basement that's ready for your future vision. The open-concept main floor is designed for everyday living and entertaining, featuring a bright living space that flows into the kitchen and dining area. Upstairs, you'll find three comfortable bedrooms including a spacious primary suite with walk-in closet and ensuite. Step outside to enjoy your deck, fully landscaped yard, and complete fencing, perfect for kids, pets, and summer BBQs. With schools, parks, trails, and upcoming community amenities nearby, Stillwater is the perfect place to call home. Whether you're a first-time buyer, growing family, or investor, this home delivers great value and potential.

Built in 2023

### Essential Information

MLS® #	E4454457
Price	\$539,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,922
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20806 19a Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1R6

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 23rd, 2025
Days on Market	1
Zoning	Zone 57
HOA Fees	420
HOA Fees Freq.	Annually

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