

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$574,990 - 2028 209 Street, Edmonton

MLS® #E4446408

**\$574,990**

3 Bedroom, 2.50 Bathroom, 1,913 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Brand New Home by Mattamy Homes in the master planned community Stillwater. This stunning FAIRVIEW detached home offers 3 bedrooms and 2 1/2 bathrooms. The open concept and inviting main floor features 9' ceilings, half bath, mudroom, a gourmet kitchen with included appliances, quartz countertops, waterline to fridge and a pantry. The gas BBQ line is an added bonus! Upstairs, you'll continue to be impressed with a bonus room, walk in laundry room, full bath, and 3 bedrooms. The master is a true oasis, complete with a walk-in closet and luxurious ensuite with double sinks and separate tub/shower! Enjoy the added benefits of this home with its double attached garage, side entrance, basement bathroom rough ins, and front yard landscaping. Enjoy access to amenities including a playground and close access to schools, shopping, commercial, and recreational facilities, sure to compliment your lifestyle! HOA fee. UNDER CONSTRUCTION! First 2 photos are of the interior, rest are of the floor plan. Photos may differ

Built in 2025

### Essential Information

MLS® # E4446408

Price \$574,990



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,913
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2028 209 Street
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2P5

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Partially Landscaped, Playground Nearby, 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	July 4th, 2025
Days on Market	4
Zoning	Zone 57
HOA Fees	500
HOA Fees Freq.	Annually

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Listing information last updated on July 8th, 2025 at 10:02am MDT