

Courtesy Of George M Fahmy Of Mozaic Realty Group

\$518,990 - 20409 16a Avenue, Edmonton

MLS® #E4462868

\$518,990

3 Bedroom, 2.50 Bathroom, 1,913 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

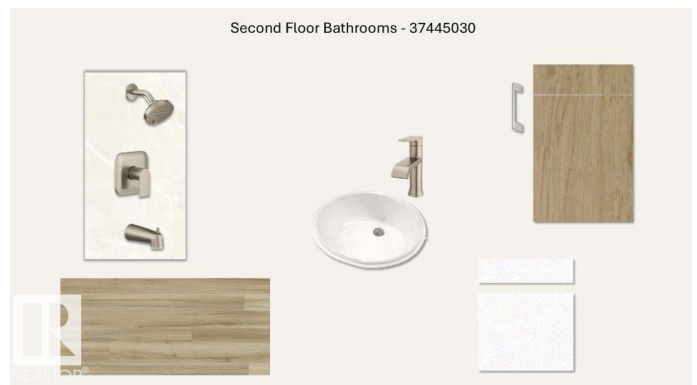
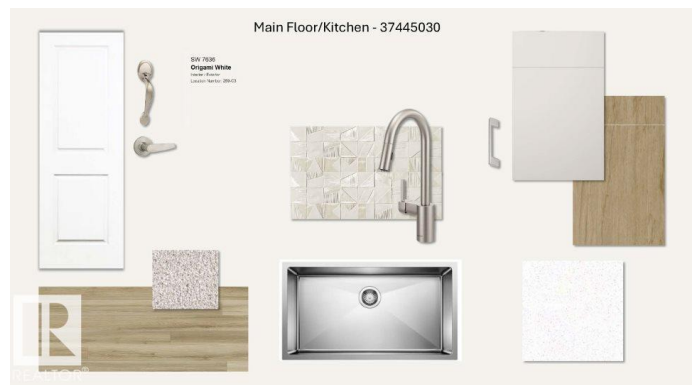
Brand New Home by Mattamy Homes in the master planned community Stillwater. This stunning FAIRVIEW detached home offers 3 bedrooms and 2 1/2 bathrooms. The open concept and inviting main floor features 9' ceilings, half bath, mudroom, a gourmet kitchen with included appliances, quartz countertops, waterline 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. QUICK POSSESSION! First (2) photos are of interior colors, rest are of the plan.

Built in 2025

Essential Information

MLS® # E4462868

Price \$518,990



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	20409 16a Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2X6

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	October 17th, 2025
Days on Market	16
Zoning	Zone 57
HOA Fees	500
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 November 2nd, 2025 at 4:17am MST