

## \$574,999 - 1708 201 Street, Edmonton

MLS® #E4442950

**\$574,999**

3 Bedroom, 2.50 Bathroom, 1,866 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

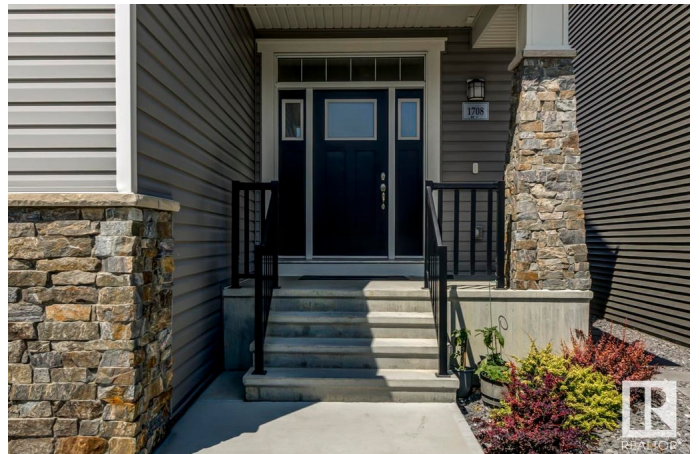
BETTER THAN NEW with a VIEW! Welcome to the peaceful community of Stillwater, where this immaculate Mattamy home offers the perfect blend of comfort, style, and scenic beauty. From the moment you step inside, you'll notice the care and attention this home has received as well as the stunning views of the lake and nearby walking paths. The kitchen is a chef's dream with ample cabinetry, a large island, S/S appliances, and a roomy pantry. The expansive living room provides plenty of space for relaxing or entertaining. Step out onto the deck to enjoy your morning coffee or host a BBQ with friends and family. Upstairs, the cozy bonus room offers a great space for movie nights. You'll also find two well-sized bedrooms and a spacious, serene primary suite complete with a walk-in closet and a private ensuite. The unfinished basement offers endless possibilities. To top it all off, there's an oversized double attached garage for extra storage and convenience. Don't miss your chance to own this exceptional home!

Built in 2018

### Essential Information

MLS® # E4442950

Price \$574,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,866                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1708 201 Street |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0Y1         |

### Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                                           |
| Parking        | Double Garage Attached                                                                                                                      |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Stories           | 2                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 57         |
| HOA Fees       | 370             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on June 28th, 2025 at 4:32am MDT