

## \$579,900 - 1616 201 Street, Edmonton

MLS® #E4428994

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,879 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Price improvement Alert!! Stunning home nestled in the heart of Stillwater- a great family neighbourhood. If you are looking for perfection with convenience, this is the home for you. Over 2600 sq ft of living space, this home comes fully loaded with a finished basement that features a Rec room to enjoy quite movie nights, a wet bar and a full wash. Fully landscaped and fenced, home features a Laminated Deck, newer AC to cool off during those summer days, upgraded blinds and the list goes on. The main level offers a five-star rating central kitchen island, a powder room towards the back, spacious dining & living rooms. The upper level has 3 spacious bedrooms & 2 full baths. Additional features on the upper level include a bonus room & laundry. Home is better than new and is just waiting for you to add your personal touches. If move-in ready is on your list, then this is the perfect home for you. Carefully priced â€“ donâ€™t delay!

Built in 2019

### Essential Information

MLS® #	E4428994
Price	\$579,900
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	2
Square Footage	1,879
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1616 201 Street
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0Y3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Wet Bar
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Cleaner-Electronic, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	18
Zoning	Zone 57
HOA Fees	420
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 April 22nd, 2025 at 7:47am MDT