

## \$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

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