

Courtesy Of Gibi John Of Initia Real Estate

## \$549,900 - 20512 22 Avenue, Edmonton

MLS® #E4456036

**\$549,900**

3 Bedroom, 2.50 Bathroom, 2,105 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Welcome to the vibrant community of Stillwater! This beautifully designed 2-storey home showcases stylish vinyl plank flooring throughout both the main and upper levels. The modern kitchen is a chef's delight, featuring a spacious central island with quartz countertops, stainless steel appliances, and a generous walk-in pantry. The adjoining dining area is perfect for everyday living and entertaining, with patio doors leading out to the fenced backyard. Upstairs, a versatile bonus room offers extra living space, complemented by two secondary bedrooms—each complete with its own walk-in closet. The primary suite is a true retreat, boasting a 4-piece ensuite and a large walk-in closet. For added convenience, the laundry room is also located on the upper level. Stillwater is a family-friendly community offering fantastic amenities including a skating rink, Zamboni House, splash park, playground, basketball courts, and scenic trails. The location is unbeatable, with schools, parks, public transit, and quick

Built in 2022

### Essential Information

MLS® # E4456036

Price \$549,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,105                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20512 22 Avenue |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1N1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Washer |
| Heating           | Hot Water, Natural Gas                                                     |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                     |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Concrete, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 15                  |
| Zoning         | Zone 57             |
| HOA Fees       | 400                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 18th, 2025 at 10:02pm MDT