

## \$464,997 - 1631 203 Street, Edmonton

MLS® #E4459871

**\$464,997**

3 Bedroom, 2.50 Bathroom, 1,469 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Welcome to this beautiful home in the heart of Stillwater! the foyer welcomes you with gorgeous luxury vinyl plank, 9 FEET ceilings and a well cozy well thought layout! walking down the hallway you'll see EAST FACING big BRIGHT windows, Stunning kitchen with soft close cabinets, SS appliances, Quartz Countertops and beautiful lighting combination across the whole main floor! The living room is Spacious with a Stunning CUSTOM built ceramic tile electric FIREPLACE for those cozy nights! Down the stairs is a 2 PC bath with 12 FT ceilings which is private for you & your guests! Upstairs you have 2 well sized rooms, A huge Common 4 PC BATH! The EAST Facing primary bedroom is flooded with natural light, is VERY spacious with a 5PC stunning upgraded bathroom with dual-sink, non ceramic tile,Tub & standing shower! This area has a leisure center for community members only, it features a SKATING/BASKETBALL court, WATERPARK, PLAYGROUND for kids! School is also being built soon within walking distance! DONT MISS OUT!

Built in 2020

### Essential Information

MLS® # E4459871

Price \$464,997



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,469                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1631 203 Street |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1K7         |

### Amenities

|               |                                                                                                                                     |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System |
| Parking       | Insulated, Single Garage Attached                                                                                                   |
| Is Waterfront | Yes                                                                                                                                 |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Remote Control                                                                                                                              |
| Stories           | 2                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                            |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                            |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 12                   |
| Zoning         | Zone 57              |
| HOA Fees       | 400                  |
| 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 October 9th, 2025 at 3:32am MDT