

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$518,990 - 20409 16a Avenue, Edmonton

MLS® #E4462868

**\$518,990**

3 Bedroom, 2.50 Bathroom, 1,913 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

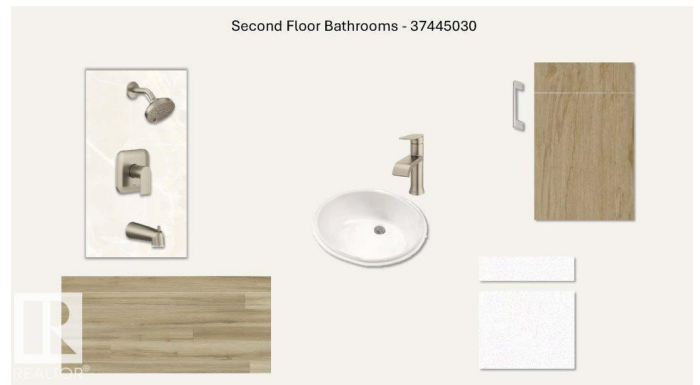
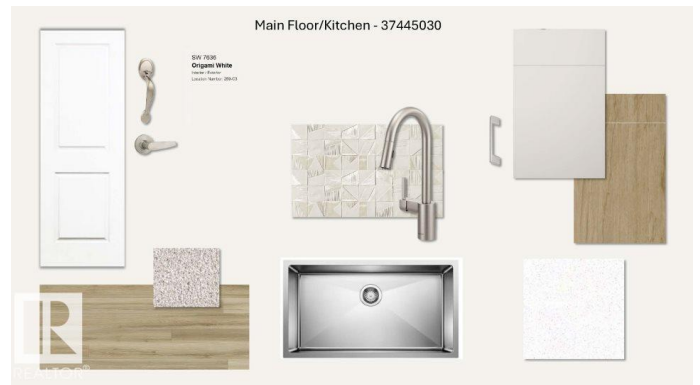
Brand New Home by Mattamy Homes in the master planned community Stillwater. This stunning FAIRVIEW detached home offers 3 bedrooms and 2 1/2 bathrooms. The open concept and inviting main floor features 9' ceilings, half bath, mudroom, a gourmet kitchen with included appliances, quartz countertops, waterline to fridge and a pantry. The gas BBQ line is an added bonus! Upstairs, you'll continue to be impressed with a bonus room, walk in laundry room, full bath, and 3 bedrooms. The master is a true oasis, complete with a walk-in closet and luxurious ensuite with double sinks and separate tub/shower! Enjoy the added benefits of this home with its double attached garage, side entrance, basement bathroom rough ins, and front yard landscaping. Enjoy access to amenities including a playground and close access to schools, shopping, commercial, and recreational facilities, sure to compliment your lifestyle! HOA fee. QUICK POSSESSION! First (2) photos are of interior colors, rest are of the plan.

Built in 2025

### Essential Information

MLS® # E4462868

Price \$518,990



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,913                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20409 16a Avenue |
| Area        | Edmonton         |
| Subdivision | Stillwater       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 2X6          |

### Amenities

|           |                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                             |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Stories           | 2                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Vinyl                                          |
| Exterior Features | Partially Landscaped, Playground Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
| Middle     | St. John XXIII           |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 57            |
| HOA Fees       | 500                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 21st, 2025 at 6:47am MDT