

## \$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 & don'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 | 2               |
| Zoning         | Zone 57         |
| HOA Fees       | 420             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 6th, 2025 at 5:02pm MDT