

## \$549,800 - 1703 201 Street, Edmonton

MLS® #E4435069

**\$549,800**

3 Bedroom, 2.50 Bathroom, 1,867 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

**GREAT CURB APPEAL & EXCEPTIONALLY MAINTAINED!** Welcome to this elegant 2-storey home tucked away in Stillwater. Enjoy private access to the splash pad, playground, skating rink, basketball court, fire pit, changing rooms & clubhouse. Built by Mattamy, this home has approx 1,867 above-grade sq ft, with 3 beds & 3 baths. The open-concept main floor features 9'™ ceilings, luxury vinyl plank flooring, abundant windows & a stunning kitchen with stainless steel appliances, stylish backsplash, quartz counters, a large island with sink, 2-toned cabinetry with crown moulding & a walk-in pantry. The backyard is fully landscaped, fenced & has a huge composite deck with gas line for bbq. Upstairs offers a bonus/flex room & laundry room. The large primary bed includes a walk-in closet & an ensuite with quartz counters & tiled shower with glass door. Both upstairs baths offer great tile, counterspace & storage. There is Central A/C, a sizeable double attached garage & driveway! Quick access to Anthony Henday & more!

Built in 2018

### Essential Information

MLS® # E4435069

Price \$549,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,867
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1703 201 Street
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0Y1

### Amenities

Amenities	Off Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Ormsby School (K-6)
Middle	S. Bruce Smith (7-9)
High	Jasper Place (10-12)

### Additional Information

Date Listed	May 6th, 2025
Days on Market	17
Zoning	Zone 57
HOA Fees	420
HOA Fees Freq.	Annually

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