

Courtesy Of Tristan Boire Of Park Realty

# **\$639,900 - 931 Stillwater Boulevard, Edmonton**

MLS® #E4434955

**\$639,900**

4 Bedroom, 2.50 Bathroom, 2,283 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Over \$110,000 in LUXURY builder UPGRADES – this home is a designer-inspired retreat backing onto a serene forest and pond. With nearly 2,300 sq ft of elevated living space, it offers 4 generous bedrooms, upscale finishes, and a beautifully designed layout for indoor-outdoor living. Enjoy herringbone-pattern luxury flooring, quartz countertops, designer lighting, and a full set of premium WiFi-enabled stainless appliances—including a gas cooktop and built-in oven. Natural light floods through expansive windows, and the custom deck overlooks a peaceful Environmental Reserve with a scenic walking trail and pond. Upstairs, you’ll find 4 bedrooms, laundry, and a full basement below—ready to be finished your way. Final grade is complete—just landscape and move in. Central A/C and a smart, functional layout round out this exceptional home. Located in Stillwater, one of West Edmonton’s most sought-after new neighborhoods with walking paths, parks, and fast access to the Henday, West Edmonton Mall, and the Airport

Built in 2022

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4434955  |
| Price  | \$639,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,283                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 931 Stillwater Boulevard |
| Area        | Edmonton                 |
| Subdivision | Stillwater               |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6M 1M7                  |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached, Insulated                                     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Environmental Reserve, Partially Landscaped, Playground Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 42            |
| Zoning         | Zone 57       |
| HOA Fees       | 420           |
| 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 June 18th, 2025 at 4:32pm MDT