

## \$601,990 - 2040 209 Street, Edmonton

MLS® #E4437654

**\$601,990**

3 Bedroom, 2.50 Bathroom, 2,208 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

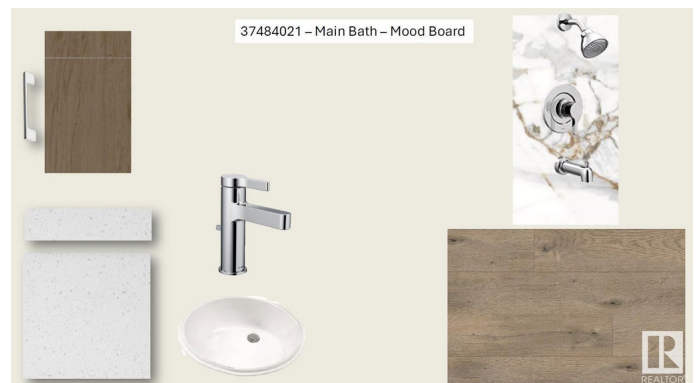
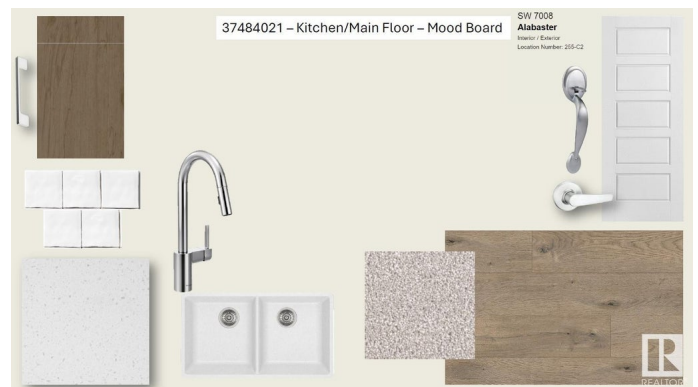
Brand New Home by Mattamy Homes in the master planned community Stillwater. This stunning MACLAREN detached home offers 3 bedrooms and 2 1/2 bathrooms. The open concept and inviting main floor features 9' ceilings, a den and half bath. The kitchen is a cook's paradise, with included kitchen appliances, quartz countertops, waterline to fridge and walk-in pantry. The gas BBQ line is a bonus. Upstairs, the house continues to impress with a bonus room, walk-in laundry, 5 piece bath and 3 bedrooms. The master is a true oasis, complete with a walk-in closet and luxurious ensuite with double sinks! Enjoy the added benefits of this home with its double attached garage, side entrance, basement bathroom rough ins, 9' basement ceilings & front yard landscaping. Enjoy access to amenities including planned schools, commercial, a wetland reserve, and recreational facilities, sure to compliment your lifestyle! There is an HOA Fee. UNDER CONSTRUCTION! First (3) photos are of interior colors, rest are of the plan.

Built in 2025

### Essential Information

MLS® # E4437654

Price \$601,990



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,208
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2040 209 Street
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, Schools, 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	May 18th, 2025
Days on Market	79
Zoning	Zone 57
HOA Fees	500
HOA Fees Freq.	Annually

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Listing information last updated on August 5th, 2025 at 6:17pm MDT