

## \$534,990 - 20517 16a Avenue, Edmonton

MLS® #E4463117

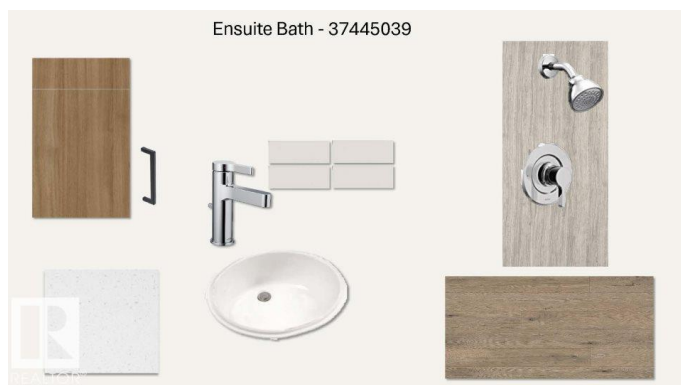
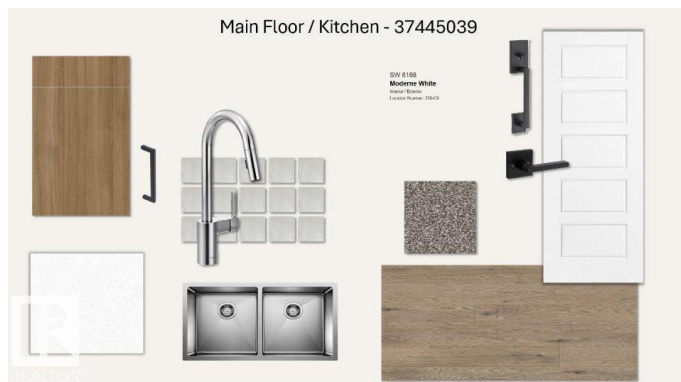
**\$534,990**

3 Bedroom, 2.50 Bathroom, 2,122 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Brand New Home by Mattamy Homes. This stunning FULLERTON detached home offers 3 bedrooms and 2 1/2 bathrooms. The open concept and inviting main floor features 9' ceilings and a half bath. The kitchen is a cook's paradise, with included kitchen appliances, quartz countertops, waterline to fridge and walk-in pantry. Upstairs, the house continues to impress with a bonus room, walk-in laundry, full bath and 3 bedrooms. The master is a true oasis, complete with a walk-in closet and efficient ensuite with double sinks & shower! Enjoy the added benefits of this home with an upgraded extra wide double attached garage with access to yard, side entrance to basement, gas line off the rear, and front yard landscaping. Enjoy access to amenities including a playground, planned schools, commercial, a wetland reserve, and recreational facilities, sure to compliment your lifestyle! There is an HOA fee. UNDER CONSTRUCTION! Photos are represent colour, finish and plan. Actual build may vary.



Built in 2024

### Essential Information

MLS® # E4463117

Price \$534,990

Bedrooms 3

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,122                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20517 16a Avenue |
| Area        | Edmonton         |
| Subdivision | Stillwater       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 2P5          |

### Amenities

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

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, 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                      October 19th, 2025  
Days on Market                32  
Zoning                              Zone 57  
HOA Fees                         420  
HOA Fees Freq.                Annually

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