

## \$549,999 - 1763 201 Street, Edmonton

MLS® #E4441563

**\$549,999**

3 Bedroom, 2.50 Bathroom, 1,924 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Welcome to this stunning open concept home, featuring 9-ft ceiling and abundant large windows, the space is filled with natural light. The home boasts a blend of carpet, ceramic tile, and laminate flooring, providing both comfort and style. The modern kitchen has ample cabinetry, a large island with an eating bar, quartz countertops, and a stylish tile backsplash. A spacious dining area and a versatile den/office complete the main floor—perfect for working from home. Upstairs, the large primary suite offers a walk-in closet and a 3-piece ensuite for your private retreat. A bright bonus room and two additional bedrooms provide space for family and guests. The basement is unspoiled and ready for your personal touch. This home is bright, clean and well maintained. Enjoy the Stillwater lifestyle with walking trails, a scenic water pond, parks, a community amenity centre and a spray park—all designed for family fun. It is located minutes from shopping, schools, major highways, and West Edmonton Mall.

Built in 2018

### Essential Information

MLS® # E4441563

Price \$549,999

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,924
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1763 201 Street
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0Y1

### **Amenities**

Amenities	Air Conditioner
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	14
Zoning	Zone 57
HOA Fees	400
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 23rd, 2025 at 10:17pm MDT