

## \$525,000 - 20614 19a Avenue, Edmonton

MLS® #E4444686

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,605 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Better than new. Discover this well maintained home that perfectly blends comfort, style, and convenience. This 3-bedroom gem features a double-attached garage, fully landscaped and fenced yard, complete with a generously sized deck. Enjoy year-round comfort with Central AC and the added benefit of a side entrance, offering future suite potential. Upstairs, you'll find three spacious bedrooms and a bonus room, including a bright primary suite with generous closet space and modern finishes throughout. Located in the sought-after Stillwater community, As part of the Homeowners Association, you'll have exclusive access to amazing amenities: a winter skating rink, summer spray park, a clubhouse, and more—bringing resort-style living right to your doorstep. This is your chance to live in a thriving family-friendly neighborhood, just minutes from walking trails, schools, shopping, and major roadways.

Built in 2023

### Essential Information

MLS® #	E4444686
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,605
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20614 19a Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1R6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Smart/Program. Thermostat, See Remarks, HRV System
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 27th, 2025
Days on Market	12
Zoning	Zone 57
HOA Fees	423
HOA Fees Freq.	Annually

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