# \$600,000 - 964 Stillwater Boulevard, Edmonton

MLS® #E4438063

#### \$600,000

4 Bedroom, 2.50 Bathroom, 2,725 sqft Single Family on 0.00 Acres

Stillwater, Edmonton, AB

This Mattamy Homes property designed for both comfort and practicality. Spanning 2,744 square feet, this home offers four bedrooms and two and a half bathrooms, making it well-suited for family living or hosting guests. The main level showcases an open-concept layout that simplifies daily routines with large kitchen and pantry as well as a main floor office. The central air conditioning ensures a pleasant atmosphere year-round. The double attached garage comes ready for modern needs with a 30 A EV serviceâ€"ideal for charging an electric vehicle. Additional thoughtful touches include a soffit plug for exterior lighting, dedicated counter electrical outlets that can accommodate various kitchen appliances, and a separate circuit for a home office to support remote work or school projects. Outdoors, the yard stretches to nearly double the size typical in the neighborhood, providing extra space for gardening, relaxation, or future landscaping projects.

Built in 2022

#### **Essential Information**

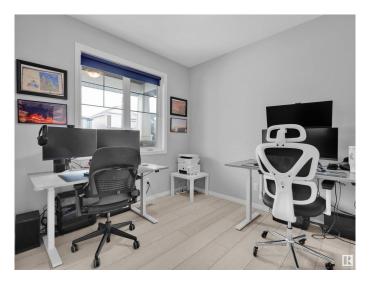
MLS® # E4438063 Price \$600,000

Bedrooms 4

Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 2,725 Acres 0.00 Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 964 Stillwater Boulevard

Area Edmonton
Subdivision Stillwater
City Edmonton
County ALBERTA

Province AB

Postal Code T6M 1M7

### **Amenities**

Amenities On Street Parking, Air Conditioner, See Remarks

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Oven-Microwave, Stove-Countertop Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Fenced, No Back Lane, Shopping Nearby, Private Park Access

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 23rd, 2025

Days on Market 37

Zoning Zone 57

HOA Fees 420

HOA Fees Freq. Annually

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