

## \$650,000 - 964 Stillwater Boulevard, Edmonton

MLS® #E4426909

**\$650,000**

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 service—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® #    | E4426909  |
| Price     | \$650,000 |
| 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    | March 21st, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 57          |
| HOA Fees       | 420              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 4th, 2025 at 7:47am MDT