

## \$470,000 - 20724 99 Avenue, Edmonton

MLS® #E4433009

**\$470,000**

4 Bedroom, 3.50 Bathroom, 1,413 sqft

Single Family on 0.00 Acres

Stewart Greens, Edmonton, AB

**MUST SEE!** Spacious, over 1400 sq/ft 3 Bedrooms & 3 Baths. Open style main floor w/9 ft ceilings! FULL SEPARATE ENTRANCE SELF CONTAINED ONE BEDRM NANNY HOME!!! Beautiful Kitchen has upgraded cabinets, corner pantry & large island w/ eating bar. GRANITE counter tops & a built in desk. High end Stainless appls. Hardwood & tile flooring on the main & upper bathrooms. 1/2 bath on main. Spacious living Room w/ large windows overlooking the rear fenced yard w/ deck. Upstairs are 3 Bedrms, 4 pce main bath & Laundry room! The Master suite has a walk in closet & an awesome 5 pce ensuite w/ 2 sink vanity, tub & separate shower. Custom blind package thru out! Down stairs is a fabulous LIVING SPACE w/ full bath & laundry! All in the West end community of Stewart Greens. CLOSE TO ALL AMENITIES, GOLF COURSE, SCHOOLS, MAJOR BUS ROUTES, LRT, COSCO,GROCERY STORES & RESTAURANTS, MEDICAL SERVICES. EASY ACCESS TO THE ANTHONY HENDAY YELLOW HEAD TRAIL.

Built in 2016

### Essential Information

MLS® # E4433009

Price \$470,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,413         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20724 99 Avenue |
| Area        | Edmonton        |
| Subdivision | Stewart Greens  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7G3         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, See Remarks  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | St. Benedict Catholic Scho |
| Middle     | Holy Cross School          |
| High       | St. Thomas More Junior Hig |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 51               |
| Zoning         | Zone 58          |

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Listing information last updated on June 16th, 2025 at 6:32pm MDT