

## \$459,888 - 20104 18 Avenue, Edmonton

MLS® #E4441759

**\$459,888**

3 Bedroom, 2.50 Bathroom, 1,630 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

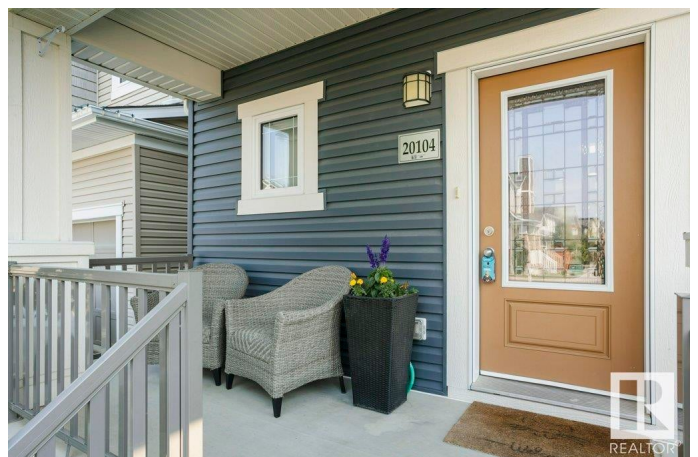
Welcome to this charming 3-bedroom, 3-bathroom single-family home, perfectly located in the peaceful and family-friendly community of Stillwater. Thoughtfully designed and impeccably maintained, this home offers the ideal blend of modern comfort and natural beauty. Inside, you'll find a bright and spacious open-concept layout that flows seamlessly between the main living areas—perfect for both everyday living and entertaining. The kitchen is fully equipped and features a convenient eat-up bar, making it a great space for casual meals or gatherings. A functional mudroom provides ample storage for kids' bags, coats, and more. Upstairs, you'll discover three generously sized bedrooms with plenty of closet space, along with the convenience of upper-level laundry. Step outside to enjoy a low-maintenance composite deck overlooking a sunny, south-facing backyard and natural gas BBQ hookup. Central AC keeps your cool all summer long! With quick access to parks, walking trails, schools, and everyday amenities!

Built in 2018

### Essential Information

MLS® # E4441759

Price \$459,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,630                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20104 18 Avenue |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 4T9         |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, No Smoking Home |
| Parking Spaces | 4                                                                  |
| Parking        | Single Garage Attached                                             |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Fireplace         | Yes                                                                                                                                 |
| Fireplaces        | Mantel                                                                                                                              |
| Stories           | 2                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                    |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, No Back Lane |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 57         |
| HOA Fees       | 420             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on June 16th, 2025 at 1:02pm MDT