

\$539,900 - 20968 22 Avenue, Edmonton

MLS® #E4452054

\$539,900

3 Bedroom, 2.50 Bathroom, 1,839 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Nestled in the picturesque Riverview area of West Edmonton, Verge at Stillwater is a community that seamlessly blends natural features like wetlands, parks, and trails with convenient amenities such as schools, recreation facilities, and shopping. This single-family home, The 'Otis-Z-22' is built with your growing family in mind. It features a SEPARATE ENTRANCE, 3 bedrooms, 2.5 bathrooms including 5 pc ensuite and an expansive walk-in closet in the primary bedroom. Enjoy extra living space on the main floor & den with the laundry room on the second floor. The 9' ceilings on the main floor, (w/ an 18' open to below concept in the living room), and quartz countertops throughout blends style and functionality for your family to build endless memories. ****PLEASE NOTE**** PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.

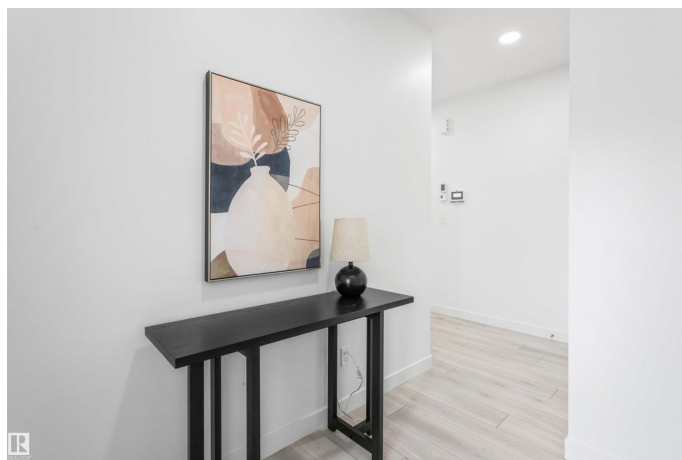
Built in 2025

Essential Information

MLS® # E4452054

Price \$539,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,839
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	20968 22 Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3H7

Amenities

Amenities	Ceiling 9 ft.
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Not Fenced, Not Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 8th, 2025

Days on Market 39

Zoning Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 8:32am MDT