

\$549,900 - 20512 22 Avenue, Edmonton

MLS® #E4456036

\$549,900

3 Bedroom, 2.50 Bathroom, 2,105 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Welcome to the vibrant community of Stillwater! This beautifully designed 2-storey home showcases stylish vinyl plank flooring throughout both the main and upper levels. The modern kitchen is a chef's delight, featuring a spacious central island with quartz countertops, stainless steel appliances, and a generous walk-in pantry. The adjoining dining area is perfect for everyday living and entertaining, with patio doors leading out to the fenced backyard. Upstairs, a versatile bonus room offers extra living space, complemented by two secondary bedrooms—each complete with its own walk-in closet. The primary suite is a true retreat, boasting a 4-piece ensuite and a large walk-in closet. For added convenience, the laundry room is also located on the upper level. Stillwater is a family-friendly community offering fantastic amenities including a skating rink, Zamboni House, splash park, playground, basketball courts, and scenic trails. The location is unbeatable, with schools, parks, public transit, and quick

Built in 2022

Essential Information

MLS® # E4456036

Price \$549,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,105
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	20512 22 Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1N1

Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Washer
Heating	Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Concrete, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
Days on Market	13
Zoning	Zone 57
HOA Fees	400
HOA Fees Freq.	Annually

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 17th, 2025 at 1:32pm MDT