# \$649,900 - 931 Stillwater Boulevard, Edmonton

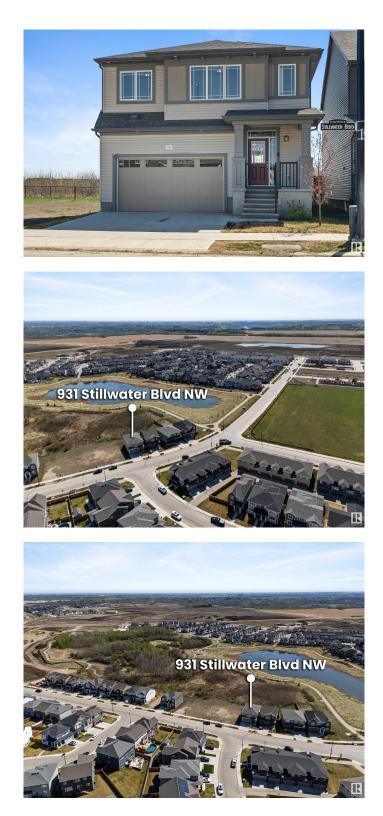
MLS® #E4434955

### \$649,900

4 Bedroom, 2.50 Bathroom, 2,283 sqft Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Over \$110,000 in LUXURY builder UPGRADES â€" this isn't just a home, it's a designer-crafted sanctuary backing protected forest and pond views. Nearly 2,300 sq ft of thoughtfully elevated living space offers 4 spacious bedrooms, refined finishes, and seamless indoor-outdoor flow. Inside. you'II find herringbone-pattern luxury flooring, quartz surfaces, designer lighting, and a full suite of premium WiFi enabled stainless appliancesâ€"including a gas cooktop and built-in oven. Expansive windows fill the home with natural light, while the custom built deck overlooks tranquil Environmental reserve with a beautiful walking trail and pond. The upper level features 4 bedrooms, laundry, and a full basement below, ready for your vision. Final grade is completeâ€"just landscape and enjoy. Central A/C and smart layout complete the package. Set in Stillwater, one of West Edmonton's most desirable new communities, with walking trails, parks, and quick access to the Henday. Quick commute to West Edmonton Mall & the Airport.



Built in 2022

### **Essential Information**

MLS® #	E4434955
Price	\$649,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,283
Acres	0.00
Year Built	2022
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	931 Stillwater Boulevard
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1M7

## Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator,
	Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished
Exterior	

Exterior Wood, Vinyl

Exterior Features	Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees,
	Environmental Reserve, Partially Landscaped, Playground Nearby,
	Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

May 7th, 2025
3
Zone 57
420
Annually

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Listing information last updated on May 10th, 2025 at 3:32am MDT