

Courtesy Of George M Fahmy Of Mozaic Realty Group

\$479,990 - 20425 16a Avenue, Edmonton

MLS® #E4462866

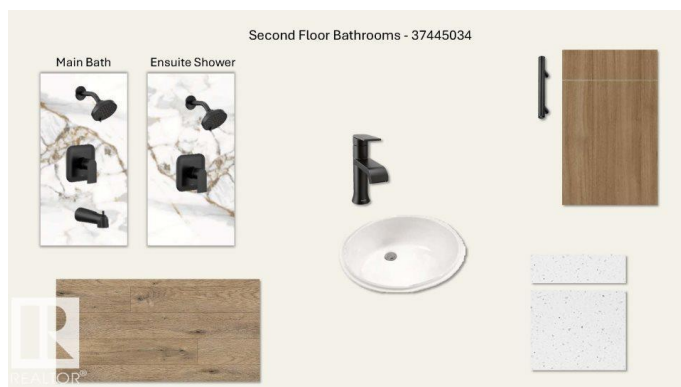
\$479,990

3 Bedroom, 2.50 Bathroom, 1,583 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Brand New Home by Mattamy Homes in the master planned community Stillwater. This stunning CYPRESS detached home spans just under 1600sqft and offers 3 bedrooms and 2 1/2 bathrooms. The open concept and inviting main floor features 9' ceilings, gas fireplace and a half bath. The kitchen is a cook's paradise, with included kitchen appliances, quartz countertops, waterline to fridge and walk-in pantry. The gas BBQ line is a bonus! Upstairs, the house continues to impress with a bonus room, laundry, full bath, and 3 bedrooms. The master is a true oasis, complete with a walk-in closet and luxurious ensuite! Enjoy the added benefits of this home with its double attached garage, side entrance, and front yard landscaping. Enjoy access to amenities including a playground, planned schools, commercial, a wetland reserve, and recreational facilities, sure to compliment your lifestyle! UNDER CONSTRUCTION! Photos represent colour, finish and floorplan. Actual build may vary. HOA FEE.



Built in 2025

Essential Information

MLS® # E4462866

Price \$479,990

Bedrooms 3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,583
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	20425 16a Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2P5

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Partially Landscaped, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Constable Daniel Woodall
Middle St. John XXIII

Additional Information

Date Listed October 17th, 2025
Days on Market 18
Zoning Zone 57
HOA Fees 420
HOA Fees Freq. Annually

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Listing information last updated on November 4th, 2025 at 3:17pm MST