

# \$539,000 - 20512 22 Avenue, Edmonton

MLS® #E4461103

**\$539,000**

3 Bedroom, 2.50 Bathroom, 2,105 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

?? Priced to Sell! ?? 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 both 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, p

Built in 2022

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4461103  |
| Price    | \$539,000 |
| 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 0X9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Stories           | 2                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Modular, Asphalt                                                              |
| Exterior Features | Airport Nearby, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles                                                                |
| Construction      | Modular, Asphalt                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 7th, 2025  
Days on Market                12  
Zoning                              Zone 57  
HOA Fees                         400  
HOA Fees Freq.                Annually

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