

## \$519,000 - 20028 18 Avenue, Edmonton

MLS® #E4434256

**\$519,000**

3 Bedroom, 2.50 Bathroom, 1,798 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

You will love the unique layout in this modern 2 storey home in the southwest community of Stillwater - built around a naturalized wetland! A spacious front entrance welcomes guests into the main floor common areas. The kitchen has full height cabinetry w/ crown moulding, large island, quartz countertops, tile backsplash and good quality s/s appliances. The dining area separates the kitchen from the living room w/electric fireplace and offers a wide view of the backyard. A 2-pc bath completes the main floor. The upper level has a bonus room, laundry room, 3 bedrooms, a 4-pc bath & a 4pc en-suite. The master room features a walk-in closet, a fancy ensuite w/ double sinks & nice tile in the shower. Enjoy the convenience of your double attached garage & fully fenced, landscaped backyard. Neighbourhood amenities include a private skating rink with indoor change rooms and a Zamboni house, splash park, playground, basketball courts and plenty of trails. Note\*\* 3 years of New Home Warranty remain on this home.

Built in 2018

### Essential Information

MLS® # E4434256

Price \$519,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,798                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20028 18 Avenue |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0Y1         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 57          |
| HOA Fees       | 420              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 11th, 2025 at 4:47pm MDT