

# \$525,000 - 20614 19a Avenue, Edmonton

MLS® #E4444686

## \$525,000

3 Bedroom, 2.50 Bathroom, 1,605 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Better than new. Discover this well maintained home that perfectly blends comfort, style, and convenience. This 3-bedroom gem features a double-attached garage, fully landscaped and fenced yard, complete with a generously sized deck. Enjoy year-round comfort with Central AC and the added benefit of a side entrance, offering future suite potential. Upstairs, youâ€™ll find three spacious bedrooms and a bonus room, including a bright primary suite with generous closet space and modern finishes throughout. Located in the sought-after Stillwater community, As part of the Homeowners Association, youâ€™ll have exclusive access to amazing amenities: a winter skating rink, summer spray park, a clubhouse, and moreâ€”bringing resort-style living right to your doorstep. This is your chance to live in a thriving family-friendly neighborhood, just minutes from walking trails, schools, shopping, and major roadways.

Built in 2023

## Essential Information

MLS® #	E4444686
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,605
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20614 19a Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1R6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Smart/Program. Thermostat, See Remarks, HRV System
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 27th, 2025
Days on Market	11
Zoning	Zone 57
HOA Fees	423
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 July 8th, 2025 at 8:32am MDT