

## \$349,980 - 20525 21a Avenue, Edmonton

MLS® #E4462744

**\$349,980**

2 Bedroom, 0.50 Bathroom, 1,378 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

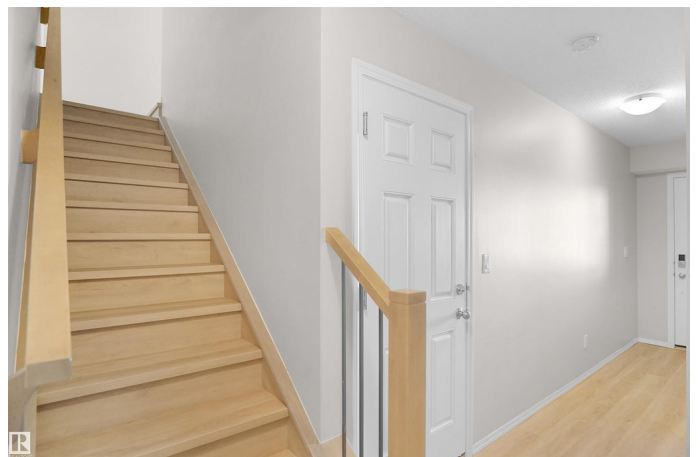
Welcome to this stunning 3-storey townhome offers both functionality and style, starting with a welcoming foyer on the ground level, complete with ample closet space. Just beyond, a practical mudroom and access to the single attached garage provide additional storage and everyday convenience. Upstairs, the main floor boasts an open-concept layout that seamlessly connects the kitchen, great room, and dining area ideal for both entertaining and everyday living. The kitchen is a chef's dream, featuring upgraded cabinets a large island, and direct access to the patio perfect for morning coffee or evening relaxation. A conveniently located powder room completes this level. Natural light pours in through the great room's expansive windows, creating a bright and inviting atmosphere throughout. The upper level offers two spacious bedrooms, each with generous walk-in closets. The primary suite includes a private ensuite, designed for comfort and relaxation. Enjoy access to the community amenities.

Built in 2022

### Essential Information

MLS® # E4462744

Price \$349,980



|                |                      |
|----------------|----------------------|
| Bedrooms       | 2                    |
| Bathrooms      | 0.50                 |
| Half Baths     | 1                    |
| Square Footage | 1,378                |
| Acres          | 0.00                 |
| Year Built     | 2022                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20525 21a Avenue |
| Area        | Edmonton         |
| Subdivision | Stillwater       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 1N1          |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Air Conditioner, See Remarks |
| Parking Spaces | 2                            |
| Parking        | Single Garage Attached       |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Stories           | 3                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | None, No Basement                                                                                                                                   |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                             |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Private Park |

|              |                    |
|--------------|--------------------|
|              | Access             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 57            |
| HOA Fees       | 422.67             |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 30th, 2025 at 12:03pm MDT