

## \$415,000 - 853 Stillwater Boulevard, Edmonton

MLS® #E4445815

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,539 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Beautifully positioned home with no condo fees, offering added privacy and abundant natural light thanks to its corner location. Designed for low-maintenance living, this home is perfect for those who want to enjoy their time without the hassle of extensive upkeep. With 3 bedrooms, 2.5 bathrooms, and 9-foot ceilings on the main floor, it offers a spacious open-concept layout ideal for modern living. Upstairs, you'll find a convenient laundry area, a cozy bonus room, and a large balcony perfect for relaxing or entertaining. The double attached garage adds everyday convenience, and the full basement is ready for your personal touch, complete with a rough-in for a future bathroom. Set in a vibrant, family-friendly community with walking trails, a playground, skating rinks, and firepits to enjoy all year. With the Edmonton International Airport just a short drive away, travel is a breeze. Welcome home!

Built in 2020

### Essential Information

MLS® #	E4445815
Price	\$415,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,539
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	853 Stillwater Boulevard
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1K7

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	8
Zoning	Zone 57
HOA Fees	400
HOA Fees Freq.	Annually

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Listing information last updated on July 12th, 2025 at 1:47pm MDT