

## \$590,990 - 2103 209 Street, Edmonton

MLS® #E4454623

**\$590,990**

4 Bedroom, 3.50 Bathroom, 2,261 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Brand New Home! This stunning WHISTLER detached home offers 4 BEDROOMS and 3 1/2 bathrooms. The open concept and inviting main floor features 9' ceilings and a half bath. The kitchen is a cook's paradise, with included kitchen appliances, quartz countertops, waterline to fridge, and a mud room with walk-in pantry. Upstairs, the house continues to impress with a bonus room, laundry, full bath, 2 bedrooms and 2 primary suites. Both primary suites are a true oasis, complete with walk-in closets and luxurious ensuites. Enjoy the added benefits of this home with its double attached garage, side entrance, basement bathroom rough ins, front yard landscaping and gas BBQ line off the rear. Enjoy access to amenities including a playground, planned schools, commercial, a wetland reserve, and recreational facilities, sure to compliment your lifestyle! There is an HOA Fee. QUICK POSSESSION!

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454623  |
| Price      | \$590,990 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,261                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2103 209 Street |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2X6         |

### Amenities

|           |                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                |

### Interior

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

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Partially Landscaped, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 57           |
| HOA Fees       | 500               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 27th, 2025 at 4:47am MDT