

## \$539,900 - 20806 19a Avenue, Edmonton

MLS® #E4454457

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,922 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Welcome to Stillwater, one of Edmonton's fastest-growing communities where nature and convenience meet. This modern 2-storey home offers everything today's buyer is looking for, with 3 bedrooms, 2.5 bathrooms, and a side entrance to the unfinished basement that's ready for your future vision. The open-concept main floor is designed for everyday living and entertaining, featuring a bright living space that flows into the kitchen and dining area. Upstairs, you'll find three comfortable bedrooms including a spacious primary suite with walk-in closet and ensuite. Step outside to enjoy your deck, fully landscaped yard, and complete fencing, perfect for kids, pets, and summer BBQs. With schools, parks, trails, and upcoming community amenities nearby, Stillwater is the perfect place to call home. Whether you're a first-time buyer, growing family, or investor, this home delivers great value and potential.

Built in 2023

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454457  |
| Price     | \$539,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,922                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20806 19a Avenue |
| Area        | Edmonton         |
| Subdivision | Stillwater       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 1R6          |

### Amenities

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, HRV System |
| Parking   | Double Garage Attached                                                               |

### Interior

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

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Vinyl                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |
| Foundation        | Concrete Perimeter                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 49                |
| Zoning         | Zone 57           |
| HOA Fees       | 420               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 11th, 2025 at 2:47am MDT