

## \$344,880 - 20630 21a Avenue, Edmonton

MLS® #E4442849

**\$344,880**

2 Bedroom, 2.50 Bathroom, 1,312 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Step inside this beautiful 3 storey townhome and discover a welcoming foyer on the ground level with plenty of closet space. Beyond that, a functional mudroom and the single attached garage provide additional storage opportunities. On the main floor, you'll find an open-concept layout encompassing the kitchen, great room, and dining room. The kitchen is an entertainer's dream, featuring abundant cabinet space, a large island, and direct access to the balcony, with a convenient powder room nearby. Sunlight beams into the main floor through the great room's expansive windows. The upper level includes your main bathroom and a laundry closet. Both bedrooms are equipped with generous walk-in closets, and the primary bedroom benefits from a private, relaxing ensuite. Each bedroom's front facing windows ensure a bright and airy atmosphere, perfect for unwinding. Enjoy access to walking paths, hockey rink/basketball court, and a playground with splash park, sure to complement your lifestyle! HOA FEE.

Built in 2024

### Essential Information

MLS® # E4442849

Price \$344,880



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,312
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### Community Information

Address	20630 21a Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1N3

### Amenities

Amenities	Carbon Monoxide Detectors, Front Porch, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	21
Zoning	Zone 57
HOA Fees	500
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 7th, 2025 at 11:48pm MDT