

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$479,990 - 20425 16a Avenue, Edmonton

MLS® #E4462866

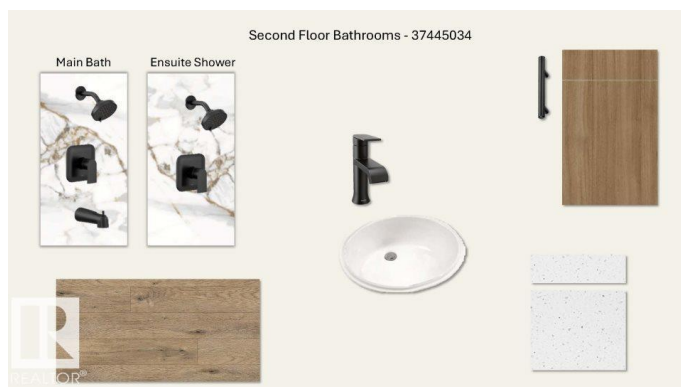
**\$479,990**

3 Bedroom, 2.50 Bathroom, 1,583 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Brand New Home by Mattamy Homes in the master planned community Stillwater. This stunning CYPRESS detached home spans just under 1600sqft and offers 3 bedrooms and 2 1/2 bathrooms. The open concept and inviting main floor features 9' ceilings, gas fireplace and a half bath. The kitchen is a cook's paradise, with included kitchen appliances, quartz countertops, waterline to fridge and walk-in pantry. The gas BBQ line is a bonus! Upstairs, the house continues to impress with a bonus room, laundry, full bath, and 3 bedrooms. The master is a true oasis, complete with a walk-in closet and luxurious ensuite! Enjoy the added benefits of this home with its double attached garage, side entrance, and front yard landscaping. Enjoy access to amenities including a playground, planned schools, commercial, a wetland reserve, and recreational facilities, sure to compliment your lifestyle! UNDER CONSTRUCTION! Photos represent colour, finish and floorplan. Actual build may vary. HOA FEE.



Built in 2025

### Essential Information

MLS® # E4462866

Price \$479,990

Bedrooms 3

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,583                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20425 16a Avenue |
| Area        | Edmonton         |
| Subdivision | Stillwater       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 2P5          |

### Amenities

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

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, 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

**School Information**

Elementary                      Constable Daniel Woodall  
Middle                              St. John XXIII

**Additional Information**

Date Listed                      October 17th, 2025  
Days on Market                13  
Zoning                              Zone 57  
HOA Fees                         420  
HOA Fees Freq.                Annually

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