

## \$598,498 - 1957 209a Street, Edmonton

MLS® #E4445183

**\$598,498**

3 Bedroom, 3.00 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Welcome to the "Columbia" built by the award winning Pacesetter homes and is located on a quiet street in the heart of Stillwater. This unique property in Stillwater offers nearly 2155 sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed it also has a full bathroom on this level, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you'll find 3 large bedrooms and a good sized bonus room. This is the perfect place to call home and the best part is this home is close to all amenities. This home has a side separate entrance perfect for a future legal suite or nanny suite. \*\*\* Home is under construction and almost complete the photos being used are from the same home recently built colors may vary, To be complete by February 2026 \*\*\*

Built in 2025

### Essential Information

MLS® # E4445183

Price \$598,498

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,153                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1957 209a Street |
| Area        | Edmonton         |
| Subdivision | Stillwater       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 3C9          |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Lake Privileges, See Remarks |
| Parking   | Double Garage Attached       |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                          |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                          |

**Additional Information**

Date Listed                July 1st, 2025  
Days on Market        35  
Zoning                    Zone 57

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