

Courtesy Of George M Fahmy Of Mozaic Realty Group

# \$500,990 - 20505 16a Avenue, Edmonton

MLS® #E4462867

## \$500,990

3 Bedroom, 2.50 Bathroom, 1,693 sqft  
Single Family on 0.00 Acres

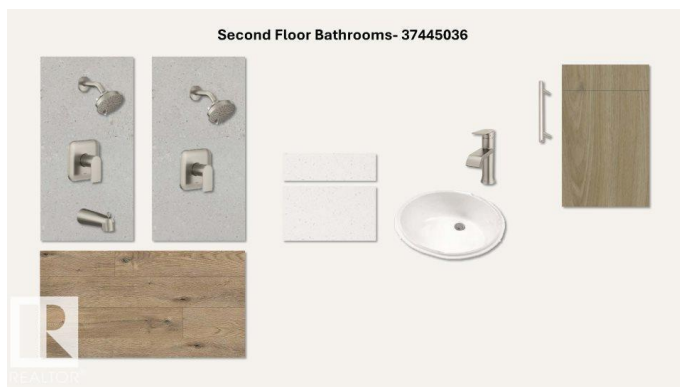
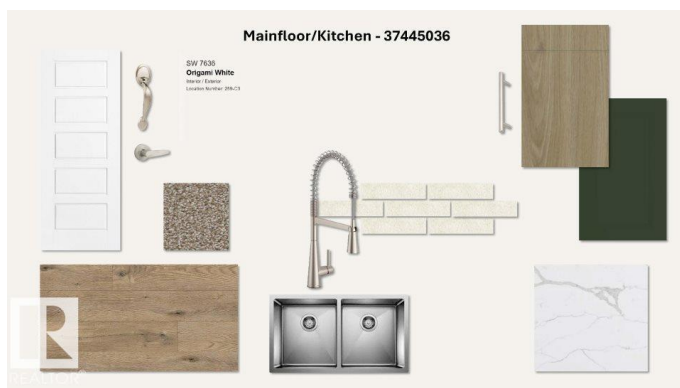
Stillwater, Edmonton, AB

Brand New Home by Mattamy Homes in the master planned community Stillwater. This stunning YAMNUSKA detached home offers 3 bedrooms and 2 1/2 bathrooms. The open concept and inviting main floor features including 9' ceilings, a gourmet kitchen with included appliances, quartz countertops, waterline to fridge and a LARGE walk-in pantry. The gas line off the rear is an added bonus! Upstairs, you'll continue to be impressed with a bonus room, walk in laundry room, full bath, and 3 bedrooms. The master is a true oasis, complete with a walk-in closet & luxurious ensuite with double sinks and separate tub/shower. Enjoy the added benefits of this home with a separate side entrance, double attached garage, basement bathroom rough ins and front yard landscaping. Enjoy access to amenities including a playground, planned schools, commercial, wetland reserve, and recreational facilities, sure to compliment your lifestyle! HOA fee. UNDER CONSTRUCTION! Photos represent colour, finish, and plan. Actual build may vary.

Built in 2025

## Essential Information

MLS® # E4462867  
Price \$500,990



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,693
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20505 16a Avenue
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, 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	23
Zoning	Zone 57
HOA Fees	420
HOA Fees Freq.	Annually

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Listing information last updated on November 9th, 2025 at 10:32am MST