

# **\$549,672 - 20944 16 Avenue, Edmonton**

MLS® #E4444583

**\$549,672**

3 Bedroom, 3.00 Bathroom, 1,753 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

**BACKING THE GREENSPACE!!!** Welcome to the "Willow" built by the award-winning builder Pacesetter homes and is located in the heart of Stillwater and just steps to the walking trails and parks. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 4 piece bath and den. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. The unspoiled basement has a side separate entrance perfect for a future suite. Close to all amenities and also comes with a side separate entrance perfect for future development.\*\*\* Pictures are of a home with the same layout recently built photos may vary\*\*\* Dec 2025

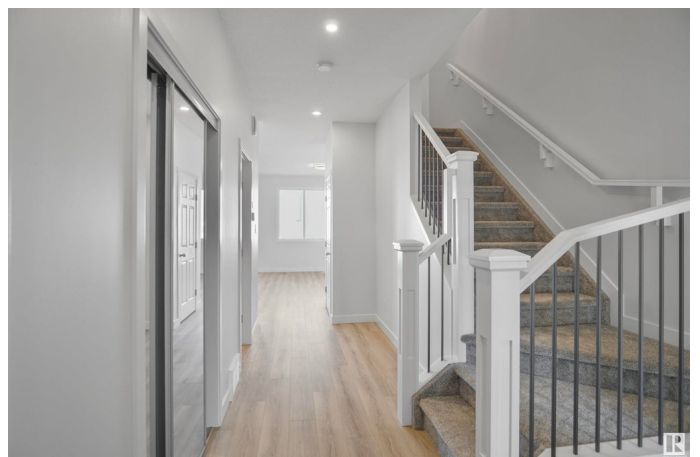
Built in 2025

## **Essential Information**

MLS® # E4444583

Price \$549,672

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,753
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20944 16 Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1P9

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

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

### Exterior

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

**Additional Information**

Date Listed                June 26th, 2025  
Days on Market        68  
Zoning                    Zone 57

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 September 2nd, 2025 at 6:17am MDT