

# \$364,900 - 20532 21 Avenue, Edmonton

MLS® #E4454642

## \$364,900

2 Bedroom, 2.50 Bathroom, 1,313 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Exceptional, stylish and sure to check all the boxes on your list! This beautifully maintained two bedroom home in Stillwater is south facing, allowing sunlight to pour in all day long. Inside, enjoy a spacious open-concept layout with gorgeous finishes, including a chef-inspired kitchen with quartz countertops, upgraded cabinets, a pantry, a half bath, AND A PRIVATE BALCONY. Upstairs includes two sizable bedrooms, (the primary with walk-in closet and full ensuite) and an additional full 4-piece bathroom. The lower level features a single oversized attached garage, HUGE mudroom area, and generous storage. NO CONDO FEES! Enjoy the ice rink, spray park and endless trails to explore!

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454642  |
| Price          | \$364,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,313     |
| Acres          | 0.00      |
| Year Built     | 2022      |



|          |                      |
|----------|----------------------|
| Type     | Single Family        |
| Sub-Type | Residential Attached |
| Style    | 3 Storey             |
| Status   | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20532 21 Avenue |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1N2         |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Detectors Smoke, Vinyl Windows |
| Parking Spaces | 2                                                       |
| Parking        | Single Garage Attached                                  |

### Interior

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

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Vinyl                         |
| Exterior Features | Flat Site, Landscaped, Park/Reserve |
| Roof              | Asphalt Shingles                    |
| Construction      | Wood, Vinyl                         |
| Foundation        | Concrete Perimeter                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 2                 |

## Zoning

## Zone 57

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Listing information last updated on August 27th, 2025 at 5:32pm MDT