

# \$379,900 - 20613 21a Avenue, Edmonton

MLS® #E4457517

## \$379,900

3 Bedroom, 2.50 Bathroom, 1,434 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Welcome to Stillwater! This stylish and beautifully kept 3 bed / 2.5 bath END-UNIT townhouse will immediately feel like home. NO CONDO FEES. Enjoy cooking in your open kitchen with quartz countertops, stainless steel appliances, and pantry. The dining area, living room, and adjoining corner balcony provides a bright and spacious place to entertain and spend time with the family. The primary bedroom features a 4-piece ensuite and walk-in closet. Two additional bedrooms, your laundry, and a 4-piece bath completes the upstairs. Providing ample space for storage, the attached single garage makes day to day life a breeze. With easy access to Anthony Henday, the airport, walking trails, and shopping, you'll be close to all the action. A must see!

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457517  |
| Price          | \$379,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,434     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 2022                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 3 Storey             |
| Status     | Active               |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20613 21a Avenue |
| Area        | Edmonton         |
| Subdivision | Stillwater       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 1N3          |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                                     |
| Parking        | Single Garage Attached                                                                |

### Interior

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

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                            |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | St.Mary, Ormsby, Lymburn |
|------------|--------------------------|

|        |                            |
|--------|----------------------------|
| Middle | MacNeil, S Bruce Smith     |
| High   | Oscar Romero, Lillian Osb. |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 57              |
| HOA Fees       | 420                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 17th, 2025 at 3:17am MDT