

# \$525,000 - 20614 19a Avenue, Edmonton

MLS® #E4444686

## \$525,000

3 Bedroom, 2.50 Bathroom, 1,605 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Better than new. Discover this well maintained home that perfectly blends comfort, style, and convenience. This 3-bedroom gem features a double-attached garage, fully landscaped and fenced yard, complete with a generously sized deck. Enjoy year-round comfort with Central AC and the added benefit of a side entrance, offering future suite potential. Upstairs, youâ€™ll find three spacious bedrooms and a bonus room, including a bright primary suite with generous closet space and modern finishes throughout. Located in the sought-after Stillwater community, As part of the Homeowners Association, youâ€™ll have exclusive access to amazing amenities: a winter skating rink, summer spray park, a clubhouse, and moreâ€”bringing resort-style living right to your doorstep. This is your chance to live in a thriving family-friendly neighborhood, just minutes from walking trails, schools, shopping, and major roadways.

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444686  |
| Price      | \$525,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,605                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20614 19a Avenue |
| Area        | Edmonton         |
| Subdivision | Stillwater       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 1R6          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Smart/Program. Thermostat, See Remarks, HRV System |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 57         |
| HOA Fees       | 423             |
| HOA Fees Freq. | Annually        |

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 June 29th, 2025 at 10:47pm MDT