

\$499,900 - 20972 22 Avenue, Edmonton

MLS® #E4466224

\$499,900

3 Bedroom, 2.50 Bathroom, 1,706 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

VERGE AT STILLWATER—WHERE NATURE MEETS MODERN LIVING! Nestled in the scenic Riverview area of West Edmonton, this community blends wetlands, parks, and trails with nearby schools, recreation, and shopping. This stunning two-storey home showcases 9-ft ceilings, laminate flooring, and quartz countertops throughout the main floor for a balance of function and elegance. The chef-inspired kitchen features abundant cabinets, soft-close doors and drawers, and a walk-through pantry for everyday ease. Relax in the bright living room with large windows and a cozy electric fireplace, perfect for family time or entertaining. Upstairs offers a spacious bonus room and a serene primary suite with a spa-like ensuite and expansive walk-in closet. With three bedrooms and generous storage, this home perfectly balances comfort and style. PLUS — RECEIVE A \$5,000 BRICK CREDIT! PLEASE NOTE PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Built in 2025

Essential Information

MLS® #

E4466224



Price	\$499,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,706
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	20972 22 Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3H7

Amenities

Amenities	Ceiling 9 ft., Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Not Fenced, Not Landscaped, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 19th, 2025
Days on Market	1
Zoning	Zone 57

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Listing information last updated on November 20th, 2025 at 11:32am MST