

Courtesy Of Tristan Boire Of Park Realty

# **\$639,900 - 931 Stillwater Boulevard, Edmonton**

MLS® #E4434955

**\$639,900**

4 Bedroom, 2.50 Bathroom, 2,283 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Over \$110,000 in LUXURY builder UPGRADES – this home is a designer-inspired retreat backing onto a serene forest and pond. With nearly 2,300 sq ft of elevated living space, it offers 4 generous bedrooms, upscale finishes, and a beautifully designed layout for indoor-outdoor living. Enjoy herringbone-pattern luxury flooring, quartz countertops, designer lighting, and a full set of premium WiFi-enabled stainless appliances—including a gas cooktop and built-in oven. Natural light floods through expansive windows, and the custom deck overlooks a peaceful Environmental Reserve with a scenic walking trail and pond. Upstairs, you’ll find 4 bedrooms, laundry, and a full basement below—ready to be finished your way. Final grade is complete—just landscape and move in. Central A/C and a smart, functional layout round out this exceptional home. Located in Stillwater, one of West Edmonton’s most sought-after new neighborhoods with walking paths, parks, and fast access to the Henday, West Edmonton Mall, and the Airport

Built in 2022

## **Essential Information**

MLS® #	E4434955
Price	\$639,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,283
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	931 Stillwater Boulevard
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1M7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached, Insulated
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Environmental Reserve, Partially Landscaped, Playground Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 7th, 2025
Days on Market	83
Zoning	Zone 57
HOA Fees	420
HOA Fees Freq.	Annually

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