

Courtesy Of Tristan Boire Of Park Realty

# \$649,900 - 931 Stillwater Boulevard, Edmonton

MLS® #E4434955

**\$649,900**

4 Bedroom, 2.50 Bathroom, 2,283 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Over \$110,000 in LUXURY builder UPGRADES â€” this isnâ€™t just a home, itâ€™s a designer-crafted sanctuary backing protected forest and pond views. Nearly 2,300 sq ft of thoughtfully elevated living space offers 4 spacious bedrooms, refined finishes, and seamless indoor-outdoor flow. Inside, youâ€™ll find herringbone-pattern luxury flooring, quartz surfaces, designer lighting, and a full suite of premium WiFi enabled stainless appliancesâ€”including a gas cooktop and built-in oven. Expansive windows fill the home with natural light, while the custom built deck overlooks tranquil Environmental reserve with a beautiful walking trail and pond. The upper level features 4 bedrooms, laundry, and a full basement below, ready for your vision. Final grade is completeâ€”just landscape and enjoy. Central A/C and smart layout complete the package. Set in Stillwater, one of West Edmontonâ€™s most desirable new communities, with walking trails, parks, and quick access to the Henday. Quick commute to West Edmonton Mall & the Airport.

Built in 2022

## Essential Information

MLS® # E4434955

Price \$649,900



|                |                        |
|----------------|------------------------|
| 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                                     |

### 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, Window Coverings |
| 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 | 2             |
| Zoning         | Zone 57       |
| HOA Fees       | 420           |
| HOA Fees Freq. | Annually      |

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Listing information last updated on May 9th, 2025 at 8:32am MDT