

\$500,990 - 20505 16a Avenue, Edmonton

MLS® #E4462867

\$500,990

3 Bedroom, 2.50 Bathroom, 1,693 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Brand New Home by Mattamy Homes in the master planned community Stillwater. This stunning YAMNUSKA detached home offers 3 bedrooms and 2 1/2 bathrooms. The open concept and inviting main floor features including 9' ceilings, a gourmet kitchen with included appliances, quartz countertops, waterline to fridge and a LARGE walk-in pantry. The gas line off the rear is an added bonus! Upstairs, you'll continue to be impressed with a bonus room, walk in laundry room, full bath, and 3 bedrooms. The master is a true oasis, complete with a walk-in closet & luxurious ensuite with double sinks and separate tub/shower. Enjoy the added benefits of this home with a separate side entrance, double attached garage, basement bathroom rough ins and front yard landscaping. Enjoy access to amenities including a playground, planned schools, commercial, wetland reserve, and recreational facilities, sure to compliment your lifestyle! HOA fee. UNDER CONSTRUCTION! Photos represent colour, finish, and plan. Actual build may vary.



Built in 2025

Essential Information

MLS® # E4462867

Price \$500,990

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,693
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	20505 16a Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2X6

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Partially Landscaped, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Constable Daniel Woodall
Middle	St. John XXIII

Additional Information

Date Listed	October 17th, 2025
Days on Market	35
Zoning	Zone 57
HOA Fees	420
HOA Fees Freq.	Annually

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