

# \$599,000 - 20516 22 Avenue, Edmonton

MLS® #E4416837

**\$599,000**

4 Bedroom, 2.50 Bathroom, 2,224 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Beautiful Detached House with 4 Bedrooms and 2.5 Bathrooms. Laundry on the 2nd Floor. Located a short drive to all the amenities like Food Basics, shopping malls, restaurants, elementary and secondary schools, parks, and more. Embrace the beauty of nature surrounding this home. Facing a natural reserve, there are countless walking trails ready for you and your family to explore. The wetland ecosystem within the community allows you to experience plants and wildlife close to home. With easy access to several major transportation corridors and only a 4-minute drive to Anthony Henday Drive, getting around is convenient. Multiple schools nearby, including Bessie Nichols School, Sister Annata Brockman Elementary/Junior High School, and St. John XXIII Edmonton Catholic School, provide excellent options for your family. Enjoy being only a 14-minute drive to the second-largest shopping mall in North America, ensuring all your shopping and entertainment needs are easily met.

Built in 2022

## Essential Information

MLS® #	E4416837
Price	\$599,000
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,224
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	20516 22 Avenue
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1N1

### **Amenities**

Amenities	Air Conditioner, Hot Water Natural Gas
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Modular, Vinyl
Exterior Features	Airport Nearby, Cross Fenced, Level Land, Park/Reserve
Roof	Vinyl Shingles
Construction	Modular, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Ormsby School
Middle	S. Bruce Smith School
High	Jasper Place School Design

## Additional Information

Date Listed	January 2nd, 2025
Days on Market	71
Zoning	Zone 57
HOA Fees	500
HOA Fees Freq.	Annually

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