

Courtesy Of George M Fahmy and Shawn Chaudhry Of Mozaic Realty Group

# \$647,990 - 2120 209 Street, Edmonton

MLS® #E4428135

## \$647,990

4 Bedroom, 2.50 Bathroom, 2,260 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Brand New Home! This stunning WHISTLER detached home offers 4 BEDROOMS and 2 1/2 bathrooms. The open concept and inviting main floor features 9' ceilings and half bath. The kitchen is a cook's paradise, with included kitchen appliances, quartz countertops, waterline to fridge, and a prep kitchen with walk-in pantry. Upstairs, the house continues to impress with a bonus room, walk-in laundry, full bath, and 4 bedrooms. The master is a true oasis, complete with a walk-in closet and luxurious ensuite with double sinks and separate tub/shower. Enjoy the added benefits of this home with its double attached garage, side entrance, gas line off rear, basement bathroom rough ins and front yard landscaping. Enjoy access to amenities including a playground, planned schools, commercial, a wetland reserve, and recreational facilities, sure to compliment your lifestyle! There is an HOA Fee. UNDER CONSTRUCTION! See first (2) photos for interior colors, rest are of the plan.

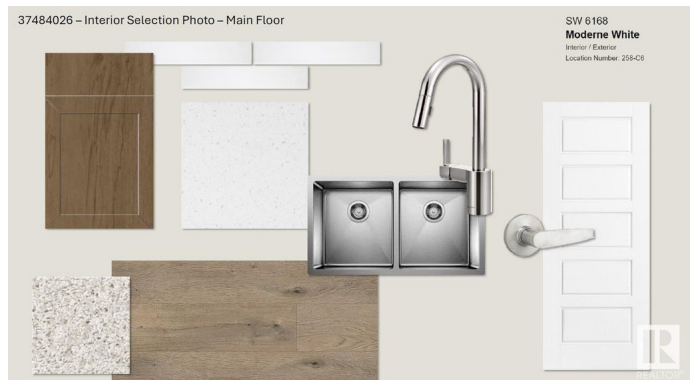
Built in 2024

## Essential Information

MLS® #	E4428135
Price	\$647,990
Bedrooms	4

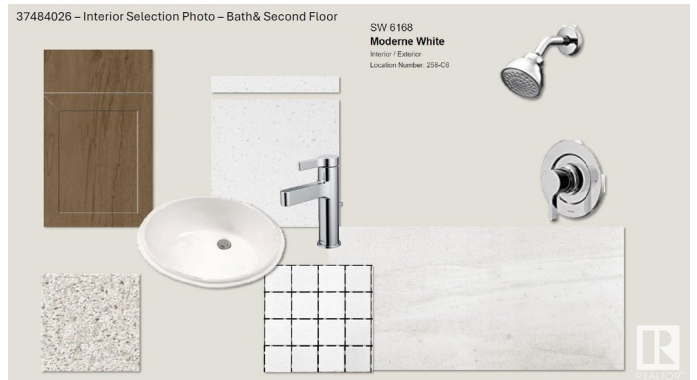


37484026 – Interior Selection Photo – Main Floor



SW 6168  
Moderne White  
Interior / Exterior  
Location Number: 238-C9

37484026 – Interior Selection Photo – Bath & Second Floor



SW 6168  
Moderne White  
Interior / Exterior  
Location Number: 238-C9

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,260
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2120 209 Street
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, Hood Fan, Microwave Hood Fan, Refrigerator, Stoves-Two
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            March 25th, 2025

Days on Market      16

Zoning                Zone 57

HOA Fees             500

HOA Fees Freq.      Annually

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Listing information last updated on April 10th, 2025 at 7:47am MDT