

## \$539,900 - 20968 22 Avenue, Edmonton

MLS® #E4452054

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,897 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Nestled in the picturesque Riverview area of West Edmonton, Verge at Stillwater is a community that seamlessly blends natural features like wetlands, parks, and trails with convenient amenities such as schools, recreation facilities, and shopping. This single-family home, The 'Otis-Z-22' is built with your growing family in mind. It features a SEPARATE ENTRANCE, 3 bedrooms, 2.5 bathrooms including 5 pc ensuite and an expansive walk-in closet in the primary bedroom. Enjoy extra living space on the main floor & den with the laundry room on the second floor. The 9' ceilings on the main floor, (w/ an 18' open to below concept in the living room), and quartz countertops throughout blends style and functionality for your family to build endless memories. **\*\*PLEASE NOTE\*\*** PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.

Built in 2025

### Essential Information

MLS® # E4452054

Price \$539,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,897                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20968 22 Avenue |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 3H7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood, Vinyl                             |
| Exterior Features | Not Fenced, Not Landscaped, See Remarks |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Vinyl                             |
| Foundation        | Concrete Perimeter                      |

### Additional Information

Date Listed August 8th, 2025

Days on Market 83

Zoning Zone 57

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Listing information last updated on October 30th, 2025 at 8:02pm MDT