

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
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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	32
Zoning	Zone 57
HOA Fees	420
HOA Fees Freq.	Annually

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Listing information last updated on June 7th, 2025 at 9:47pm MDT