

## \$450,000 - 1002 Stillwater Boulevard, Edmonton

MLS® #E4466053

**\$450,000**

3 Bedroom, 3.5 Bathroom, 1,395 sqft

Single Family on 0.00 Acres

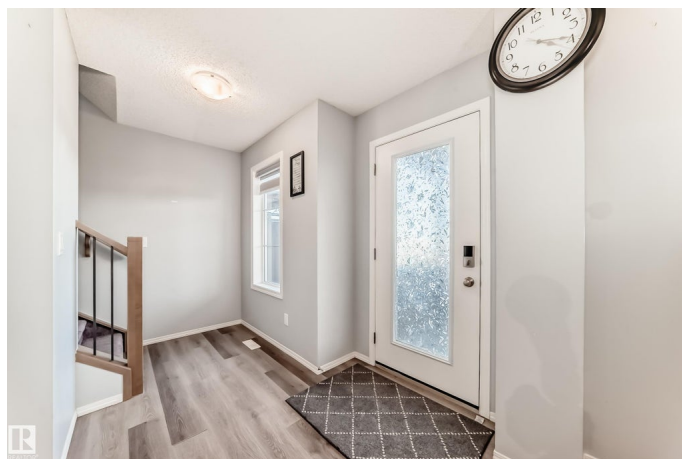
Stillwater, Edmonton, AB

NO CONDO FEES, a spacious double garage, Central AC, a FULLY FINISHED BASEMENT and a huge rooftop patio define this versatile home. This fantastic townhome is move-in ready with 3 bedrooms, 3.5 bathrooms, and comes with a creative & functional layout that is perfect for any family. Sleek & stylish decor throughout, upper-level laundry room & patio balcony that is perfect for entertaining. Studio-like feel with all the modern finishes including UPGRADED SS appliances, quartz countertops, luxury vinyl plank flooring, beautiful cabinetry, & spindled railing. Spacious primary bedroom with its own private ensuite finished with gorgeous ceramic tile & WIC. The basement is meticulously finished with a large rec room, full washroom and a home studio. Located close to trails, parks, ponds, shopping at Currents of Windermere, and the Stillwater Amenity Centre with a splash park and skating. Move-in ready and packed with modern comfort.

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4466053  |
| Price     | \$450,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,395                |
| Acres          | 0.00                 |
| Year Built     | 2022                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1002 Stillwater Boulevard |
| Area        | Edmonton                  |
| Subdivision | Stillwater                |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6M 1M8                   |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors |
| Parking   | Double Garage Attached                     |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Appliances Negotiable, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                            |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                             |
| Exterior Features | Back Lane, Flat Site, Landscaped, Level Land, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Vinyl                                                             |

Foundation                Concrete Perimeter

**School Information**

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

**Additional Information**

Date Listed                November 18th, 2025  
Zoning                      Zone 57  
HOA Fees                  420  
HOA Fees Freq.        Annually

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Listing information last updated on November 18th, 2025 at 2:17pm MST