

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 – this isn't just a home, it'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, you'll find herringbone-pattern luxury flooring, quartz surfaces, designer lighting, and a full suite of premium WiFi enabled stainless appliances—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 complete—just landscape and enjoy. Central A/C and smart layout complete the package. Set in Stillwater, one of West Edmonton'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 |
|----------|-------------|

| | |
|-------------------|--|
| 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 | 15 |
| Zoning | Zone 57 |
| HOA Fees | 420 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 22nd, 2025 at 12:17am MDT