

\$639,900 - 931 Stillwater Boulevard, Edmonton

MLS® #E4434955

\$639,900

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 home is a designer-inspired retreat backing onto a serene forest and pond. With nearly 2,300 sq ft of elevated living space, it offers 4 generous bedrooms, upscale finishes, and a beautifully designed layout for indoor-outdoor living. Enjoy herringbone-pattern luxury flooring, quartz countertops, designer lighting, and a full set of premium WiFi-enabled stainless appliances—including a gas cooktop and built-in oven. Natural light floods through expansive windows, and the custom deck overlooks a peaceful Environmental Reserve with a scenic walking trail and pond. Upstairs, you’ll find 4 bedrooms, laundry, and a full basement below—ready to be finished your way. Final grade is complete—just landscape and move in. Central A/C and a smart, functional layout round out this exceptional home. Located in Stillwater, one of West Edmonton’s most sought-after new neighborhoods with walking paths, parks, and fast access to the Henday, West Edmonton Mall, and the Airport

Built in 2022

Essential Information

MLS® # E4434955

Price \$639,900



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
Is Waterfront	Yes

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
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	74
Zoning	Zone 57
HOA Fees	420
HOA Fees Freq.	Annually

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