

## \$601,990 - 2040 209 Street, Edmonton

MLS® #E4437654

**\$601,990**

3 Bedroom, 2.50 Bathroom, 2,208 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Brand New Home by Mattamy Homes in the master planned community Stillwater. This stunning MACLAREN detached home offers 3 bedrooms and 2 1/2 bathrooms. The open concept and inviting main floor features 9' ceilings, a den and half bath. The kitchen is a cook's paradise, with included kitchen appliances, quartz countertops, waterline to fridge and walk-in pantry. The gas BBQ line is a bonus. Upstairs, the house continues to impress with a bonus room, walk-in laundry, 5 piece bath and 3 bedrooms. The master is a true oasis, complete with a walk-in closet and luxurious ensuite with double sinks! Enjoy the added benefits of this home with its double attached garage, side entrance, basement bathroom rough ins, 9' basement ceilings & front yard landscaping. Enjoy access to amenities including planned schools, commercial, a wetland reserve, and recreational facilities, sure to compliment your lifestyle! There is an HOA Fee. QUICK POSSESSION!

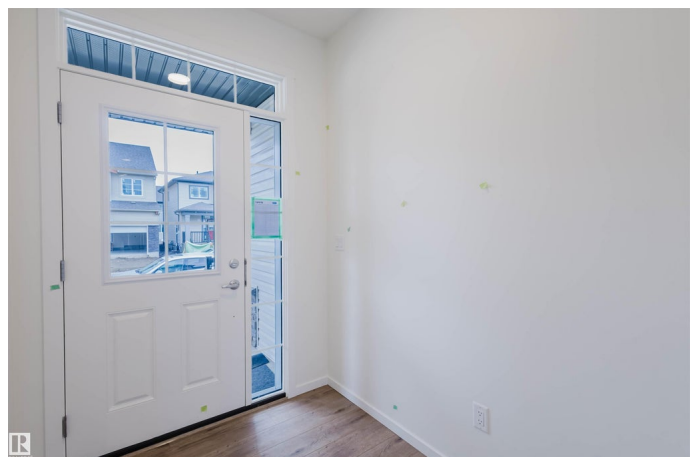
Built in 2025

### Essential Information

MLS® # E4437654

Price \$601,990

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,208                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2040 209 Street |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2X6         |

### Amenities

|           |                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                             |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Stories           | 2                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Partially Landscaped, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
| Middle     | St. John XXIII           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 18th, 2025 |
| Days on Market | 91             |
| Zoning         | Zone 57        |
| HOA Fees       | 500            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on August 17th, 2025 at 3:17am MDT