

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$703,990 - 2111 208 Street, Edmonton

MLS® #E4428136

**\$703,990**

4 Bedroom, 2.50 Bathroom, 2,896 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Brand New Home by Mattamy Homes in the master planned community Stillwater. This stunning ARMSTRONG detached home offers 4 bedrooms and 2 1/2 bathrooms. The open concept and inviting main floor features 9' ceilings, half bath, and bedroom with ensuite. The kitchen features a SPICE KITCHEN, quartz countertops, included appliances, pantry, and a waterline to the fridge. A gas BBQ line off the rear adds extra convenience. Upstairs, enjoy a spacious bonus room, walk-in laundry, full bath, and four bedrooms, including a luxurious primary suite with a massive walk-in closet, double sinks, and a separate tub/shower. Additional perks include a double attached garage, side entrance, basement bathroom rough-ins, and front yard landscaping. Enjoy access to amenities including a playground, planned schools, commercial, a wetland reserve, and rec facilities. There is an HOA Fee. QUICK POSSESSION!

Built in 2024

### Essential Information

MLS® #	E4428136
Price	\$703,990
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,896
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	2111 208 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
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Partially Landscaped, Playground Nearby, 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            March 25th, 2025  
Days on Market      10  
Zoning                 Zone 57  
HOA Fees              500  
HOA Fees Freq.      Annually

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