

## \$499,900 - 20972 22 Avenue, Edmonton

MLS® #E4466224

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,706 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

VERGE AT STILLWATER—WHERE NATURE MEETS MODERN LIVING! Nestled in the scenic Riverview area of West Edmonton, this community blends wetlands, parks, and trails with nearby schools, recreation, and shopping. This stunning two-storey home showcases 9-ft ceilings, laminate flooring, and quartz countertops throughout the main floor for a balance of function and elegance. The chef-inspired kitchen features abundant cabinets, soft-close doors and drawers, and a walk-through pantry for everyday ease. Relax in the bright living room with large windows and a cozy electric fireplace, perfect for family time or entertaining. Upstairs offers a spacious bonus room and a serene primary suite with a spa-like ensuite and expansive walk-in closet. With three bedrooms and generous storage, this home perfectly balances comfort and style. PLUS — RECEIVE A \$5,000 BRICK CREDIT! PLEASE NOTE PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Built in 2025

### Essential Information

MLS® #

E4466224



|                |                        |
|----------------|------------------------|
| Price          | \$499,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,706                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20972 22 Avenue |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 3H7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Ceiling 9 ft., Deck    |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Not Fenced, Not Landscaped, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 19th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 57             |

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Listing information last updated on November 20th, 2025 at 12:47am MST