

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## \$572,247 - 1945 209a Street, Edmonton

MLS® #E4448429

**\$572,247**

3 Bedroom, 3.00 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Welcome to the "Kaylan" built by the award-winning builder Pacesetter homes located in the heart of West Edmonton in the community of Stillwater with beautiful natural surroundings. This home is located with in steps of the walking trails, parks and future schools. As you enter the home you are greeted a large foyer which has luxury vinyl plank flooring throughout the main floor , the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a flex room and full bath. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room tucked away for added privacy. \*\*Home is under construction and the photos used are from a previously built home, finishing's and color may vary.TBC by December\*\*\*

Built in 2025

### Essential Information

MLS® # E4448429

Price \$572,247



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,970
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1945 209a Street
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1P7

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 17th, 2025  
Days on Market        5  
Zoning                    Zone 57

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