

## \$830,000 - 1756 201 Street, Edmonton

MLS® #E4442828

**\$830,000**

4 Bedroom, 3.50 Bathroom, 2,662 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

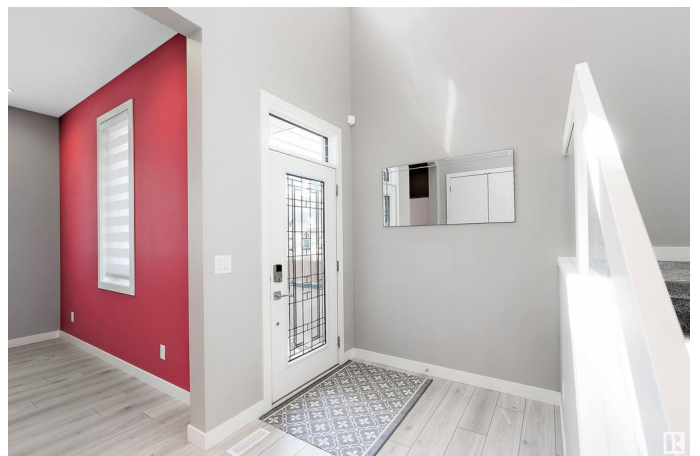
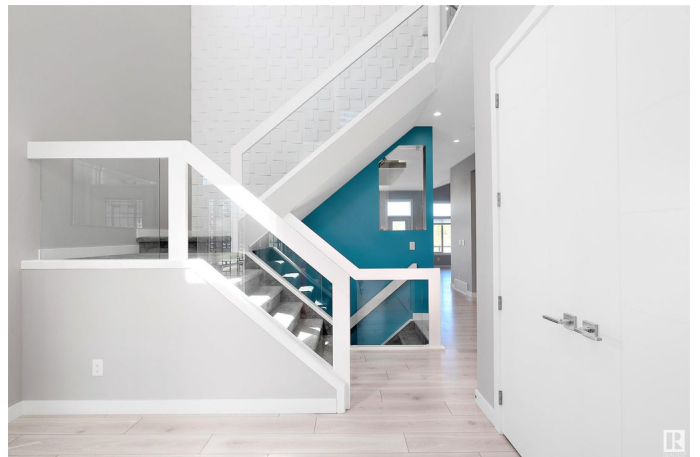
With nearly 2700 sqft, this home is packed with WOW factor & Fun Features for your Growing Family! The Main Floor shows off with an Open Concept Kitchen, a GIANT QUARTZ BAR, soaring VAULTED CEILINGS, & a DURA DECK Backing on to Lake View—Perfect for Entertaining & BBQ™s. A Main floor Office has you covered. Upstairs, the Bonus Room is kid-approved, & an OPEN TO BELOW layout makes everything feel light & breezy! The Primary Bedroom is a dream with its own COFFEE BAR, Spacious Ensuite, & an ENORMOUS Walk-In Closet with custom organizers (yes, even for your shoe collection!). The 2nd and 3rd Bedrooms are linked with Jack & Jill Bathroom. Downstairs, the Fully Finished Basement has a Flex Room (hello, home gym or playroom!) & a full-blown Movie Night-ready! Theatre Room—Projector, Big Screen, BOSE Sound & all! 4th Bedroom and 4-Piece Bath are perfect for guests. Bonus: Water Softener, Heated 3-CAR GARAGE & Sink, No-Mow Turf, Rock Features & a Front Waterfall—this place is ready to be your Family's Happy Place

Built in 2018

### Essential Information

MLS® # E4442828

Price \$830,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,662                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1756 201 Street |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0Y1         |

### Amenities

|                |                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                                             |
| Parking        | Triple Garage Attached                                                                                                                        |
| Is Waterfront  | Yes                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Water Softener, Wine/Beverage Cooler, See Remarks, Projector, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                                           |
| Fireplaces        | Glass Door, Wall Mount                                                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                                                             |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                           |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Park/Reserve, View Lake |
| Roof              | Asphalt Shingles                                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                    |

## School Information

|            |                           |
|------------|---------------------------|
| Elementary | Ormsby / Good Sheppard    |
| Middle     | Bruce Smith / Beriault    |
| High       | Jasper Place/Oscar Romero |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 47              |
| Zoning         | Zone 57         |
| HOA Fees       | 367.5           |
| HOA Fees Freq. | Annually        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 3:32pm MDT