

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$678,990 - 2039 209 Street, Edmonton

MLS® #E4446412

**\$678,990**

5 Bedroom, 3.00 Bathroom, 2,663 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

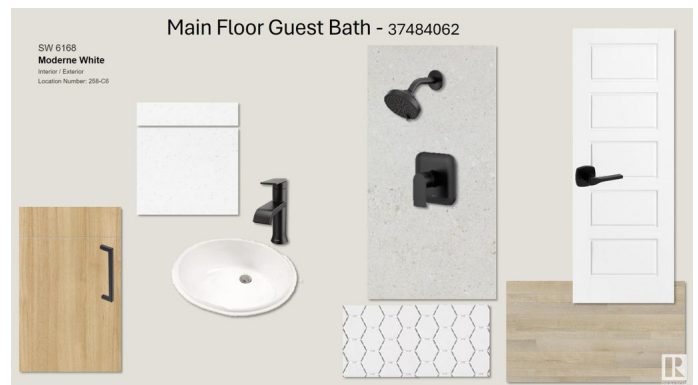
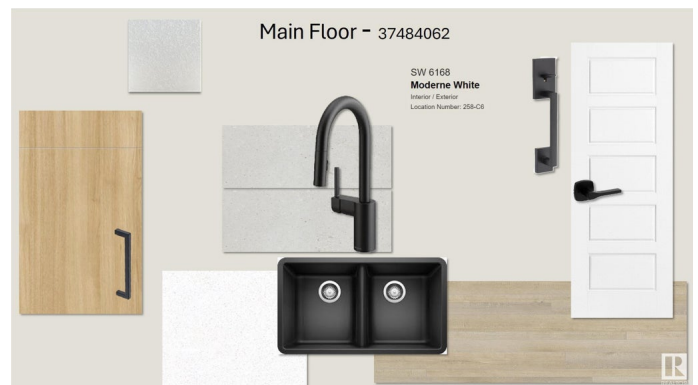
Brand New Home by Mattamy Homes in the master planned community Stillwater. This stunning SMYTHE detached home offers 5 bedrooms & 3 bathrooms! The open concept and inviting main floor features 9' ceilings, full bed and bath! The grand gourmet kitchen come with included appliances, quartz countertops, waterline to fridge and a walk-in pantry. The gas BBQ line off the rear, is an added bonus for those summer BBQ's! As you make your way upstairs, you'll continue to be impressed with the large bonus room, convenient walk in laundry room, 5 piece bath & 4 bedrooms. The master is a true oasis, complete with a luxurious ensuite with double sinks. Enjoy the separate side entrance, double attached garage, 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. UNDER CONSTRUCTION! First (3) photos are of the interior colors, rest are of the floor plan. Photos may differ.

Built in 2025

### Essential Information

MLS® # E4446412

Price \$678,990



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,663                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2039 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 |
| 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, 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                      July 4th, 2025  
Days on Market                38  
Zoning                              Zone 57  
HOA Fees                         500  
HOA Fees Freq.                Annually

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Listing information last updated on August 11th, 2025 at 10:47am MDT