

Courtesy Of George M Fahmy and Nia Pavesi Of Mozaic Realty Group

## \$644,990 - 2040 208 Street, Edmonton

MLS® #E4420301

**\$644,990**

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 full bathrooms! The open concept and inviting main floor features 9' ceilings, a bedroom and a full 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, full bath & 4 bedrooms. The master is a true oasis, complete with a luxurious ensuite with double sinks & separate tub/shower. 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. HOA Fee. QUICK POSSESSION!

Built in 2024

### Essential Information

MLS® #	E4420301
Price	\$644,990
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	2,663
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2040 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, 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            February 3rd, 2025  
Days on Market      65  
Zoning                 Zone 57  
HOA Fees              500  
HOA Fees Freq.      Annually

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