

\$639,900 - 931 Stillwater Boulevard, Edmonton

MLS® #E4434955

\$639,900

4 Bedroom, 2.50 Bathroom, 2,283 sqft
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Over \$110,000 in LUXURY builder UPGRADES – this home is a designer-inspired retreat backing onto a serene forest and pond. With nearly 2,300 sq ft of elevated living space, it offers 4 generous bedrooms, upscale finishes, and a beautifully designed layout for indoor-outdoor living. Enjoy herringbone-pattern luxury flooring, quartz countertops, designer lighting, and a full set of premium WiFi-enabled stainless appliances—including a gas cooktop and built-in oven. Natural light floods through expansive windows, and the custom deck overlooks a peaceful Environmental Reserve with a scenic walking trail and pond. Upstairs, you’ll find 4 bedrooms, laundry, and a full basement below—ready to be finished your way. Final grade is complete—just landscape and move in. Central A/C and a smart, functional layout round out this exceptional home. Located in Stillwater, one of West Edmonton’s most sought-after new neighborhoods with walking paths, parks, and fast access to the Henday, West Edmonton Mall, and the Airport

Built in 2022

Essential Information

| | |
|--------|-----------|
| MLS® # | E4434955 |
| Price | \$639,900 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,283 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 931 Stillwater Boulevard |
| Area | Edmonton |
| Subdivision | Stillwater |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 1M7 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking | Double Garage Attached, Insulated |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

| | |
|-------------------|--|
| Exterior Features | Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Environmental Reserve, Partially Landscaped, Playground Nearby, Partially Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 41 |
| Zoning | Zone 57 |
| HOA Fees | 420 |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 17th, 2025 at 4:02pm MDT