

## \$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

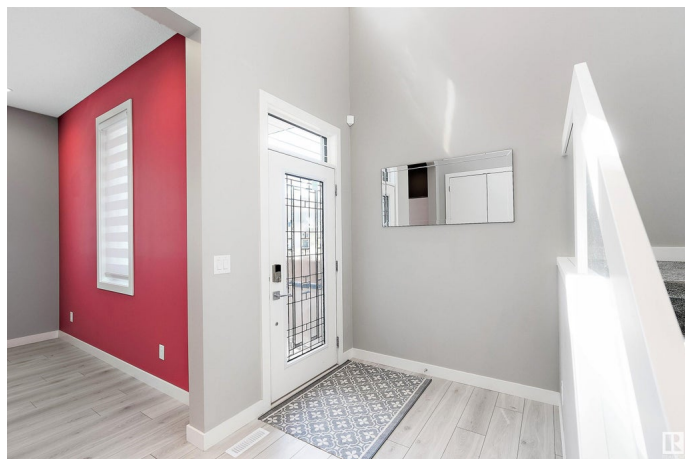
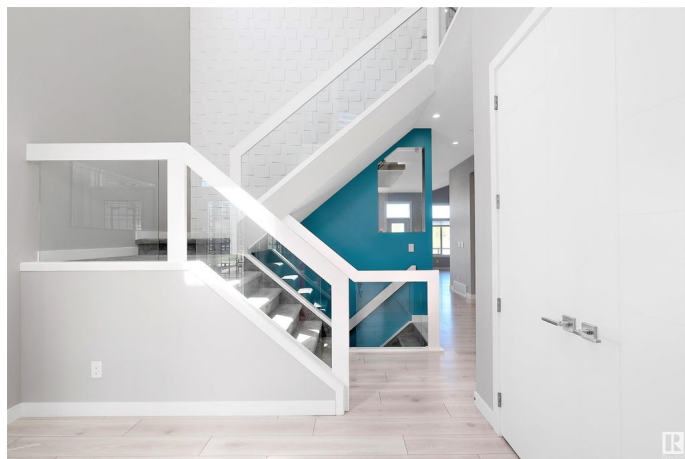
With nearly 2700 sqft, this home is packed with WOW factor & Fun Features for your Growing Family! The Main Floor shows off with an Open Concept Kitchen, a GIANT QUARTZ BAR, soaring VAULTED CEILINGS, & a DURA DECK Backing on to Lake View—Perfect for Entertaining & BBQ—™s. A Main floor Office has you 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	41
Zoning	Zone 57
HOA Fees	367.5
HOA Fees Freq.	Annually

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Listing information last updated on July 28th, 2025 at 8:02pm MDT