

## **\$470,000 - 20724 99 Avenue, Edmonton**

MLS® #E4433009

**\$470,000**

4 Bedroom, 3.50 Bathroom, 1,413 sqft

Single Family on 0.00 Acres

Stewart Greens, Edmonton, AB

**MUST SEE!** Spacious, over 1400 sq/ft 3 Bedrooms & 3 Baths. Open style main floor w/9 ft ceilings! FULL SEPARATE ENTRANCE SELF CONTAINED ONE BEDRM NANNY HOME!!! Beautiful Kitchen has upgraded cabinets, corner pantry & large island w/ eating bar. GRANITE counter tops & a built in desk. High end Stainless appls. Hardwood & tile flooring on the main & upper bathrooms. 1/2 bath on main. Spacious living Room w/ large windows overlooking the rear fenced yard w/ deck. Upstairs are 3 Bedrms, 4 pce main bath & Laundry room! The Master suite has a walk in closet & an awesome 5 pce ensuite w/ 2 sink vanity, tub & separate shower. Custom blind package thru out! Down stairs is a fabulous LIVING SPACE w/ full bath & laundry! All in the West end community of Stewart Greens. CLOSE TO ALL AMENITIES, GOLF COURSE, SCHOOLS, MAJOR BUS ROUTES, LRT, COSCO,GROCERY STORES & RESTAURANTS, MEDICAL SERVICES. EASY ACCESS TO THE ANTHONY HENDAY YELLOW HEAD TRAIL.

Built in 2016

### **Essential Information**

MLS® # E4433009

Price \$470,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,413
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	20724 99 Avenue
Area	Edmonton
Subdivision	Stewart Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7G3

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Benedict Catholic Scho
Middle	Holy Cross School
High	St. Thomas More Junior Hig

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	57
Zoning	Zone 58

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