

## \$440,000 - 20754 99a Avenue, Edmonton

MLS® #E4428846

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,422 sqft  
Single Family on 0.00 Acres

Stewart Greens, Edmonton, AB

A fantastic and immaculate half-duplex in the west end Community of Stewart Greens, built by Kirkland Homes. It is close to all amenities, with easy access to Stony Plain Road, Anthony Henday, and Whitemud—a bright and open floor plan with a single attached garage. Main floor boasts 9 ft. ceilings, hardwood floor. Large kitchen with wood cabinets, granite countertops, and upgraded stainless steel appliances. Generous-sized pantry and all appliances, along with laundry on the main floor included. The second level features a large bonus room and three spacious bedrooms. Master bedroom has a 5-piece ensuite and his and hers closets. Large deck in the backyard. Home includes landscaping, a Hunter Douglas blind package, and a gas line for barbecue.

Built in 2016

### Essential Information

MLS® #	E4428846
Price	\$440,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,422
Acres	0.00



Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	20754 99a Avenue
Area	Edmonton
Subdivision	Stewart Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7G4

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer - Energy Star, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No Back Lane, No Through Road, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1

## Zoning

## Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 6:32pm MDT