

## \$450,000 - 20725 99a Avenue, Edmonton

MLS® #E4458359

**\$450,000**

3 Bedroom, 3.50 Bathroom, 1,551 sqft

Single Family on 0.00 Acres

Stewart Greens, Edmonton, AB

Spacious and stylish! This over 1,550 sq. ft. home offers 3 BEDS, 4 BATH, a SIDE ENTRY, single attached oversized garage and a fully finished BMSNT. The open-concept main floor features 9 ft. ceilings, a bright living room with large windows, and upgraded cabinetry, high-end SS appliances (built-in oven & microwave), an island with eating bar, Quartz countertops, walk-in pantry with custom shelving and storage with convenient main-floor laundry. Upstairs, youâ€™ll find 3 beds, a full 4-pc bath. The primary suite impresses with a walk-in closet and a spa-inspired ENSUITE dual sinks. The fully finished basement adds incredible living space with a family room, 3-pc bath and a den or office spaceâ€”perfect for family, guests, or future suite potential thanks to the separate side entrance and the mini bar. Stay cool with central A/C and Enjoy outdoor living with a large deck with a privacy screen and a beautifully landscaped, fenced yard. Close to schools, parks, and amenities! FUTURE LRT AND REC CENTER coming

Built in 2016

### Essential Information

MLS® # E4458359

Price \$450,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,551         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20725 99a Avenue |
| Area        | Edmonton         |
| Subdivision | Stewart Greens   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7G4          |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Carbon Monoxide Detectors, Deck, Detectors Smoke, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                                                  |
| Parking        | Over Sized, Parking Pad Cement/Paved, Single Garage Attached                                       |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                  |
| Appliances        | Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                         |
| Stories           | 3                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                    |

### Exterior

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

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 58              |

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Listing information last updated on September 18th, 2025 at 10:02pm MDT