

## \$480,000 - 20725 99a Avenue, Edmonton

MLS® #E4456278

**\$480,000**

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. Located in the Stewart Greens, close to schools, parks, and amenities!

Built in 2016

### Essential Information

MLS® # E4456278

Price \$480,000



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 5th, 2025
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 September 5th, 2025 at 3:48pm MDT