

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

# \$479,998 - 2027 210 Street, Edmonton

MLS® #E4423585

**\$479,998**

4 Bedroom, 3.00 Bathroom, 1,190 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

**\*\*\* INVESTOR ALERT \*\*\* LEGAL BASEMENT SUITE \*\*\*** Welcome to this brand new home the "Sage 11" Built by Broadview Homes and is located in one of West Edmonton's newest premier communities of the Stillwater. With just under 1200 square Feet this home comes single parking pad, this opportunity is perfect for a young family or young couple. Your main floor is complete with luxury Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. Finishing off the main level is a 2 piece bathroom. The upper level has 3 bedrooms and 2 full bathrooms that is perfect for a first time buyer. The basement has a full legal suite with 1 bedroom, bath , kitchen, laundry room and a living room. \*\*\* This home is under construction and slated to be completed by September of this year\*\*\*

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4423585  |
| Price      | \$479,998 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



## SAGE II

1189 sq. ft. | 3 bedrooms + 2 bathrooms



Dimensions as shown are approximations only and may change without notice. Architectural requirements may alter side elevation and window placement on the S. & G.E. January 2025

|                |                        |
|----------------|------------------------|
| Half Baths     | 2                      |
| Square Footage | 1,190                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2027 210 Street |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2P5         |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | See Remarks              |
| Parking Spaces | 2                        |
| Parking        | Parking Pad Cement/Paved |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed March 1st, 2025

Days on Market 46

Zoning Zone 57

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Listing information last updated on April 16th, 2025 at 4:02pm MDT