



**Edmonton**      **58 Stewart Greens**      **LP:** \$434,000  
 20719 99B AV NW      **SP:** M

**ACTIVE**

**Type:** Detached Single Family      **Listing ID#:** E4218141  
**Style:** 2 Storey      **Bdrms Above:** 3  
**Year Built:** 2019      **Bdrms Total:** 3  
**Full Baths:** 2      **Basement:** Full  
**Half Baths:** 1      **Bsmnt Dev:** Partly Finished  
**Tot A.G. SqFt:** 1,838.06      **Tot A.G. SqM:** 170.76

City Homes, The Castor, move in ready offering 1,838 sq ft in the west end neighbourhood Stewart Greens. Large front foyer, open concept layout, kitchen featuring all upgraded appliances, custom cabinets, large granite island & walk through pantry. Dining room nook with patio door access to deck, tucked away living room with built-in media wall. Laminated throughout. Nest thermostat & reverse osmosis on kitchen tap. Spacious mud room with garage access & 2-piece bath completes this floor. Upper level with 2 additional spacious bedrooms, large 4-piece bath & laundry room, separate from master bedroom & bonus room. Bonus room features skylight & media wall. Master bedroom features vaulted ceiling, large 5-piece en-suite, walk in closet & sitting area. Custom cordless blinds upper level. South facing backyard, fully fenced with a deck (surfacing waiting your finishing touch). Garage insulated & drywalled. Quick access to Anthony Henday & HWY 16A. Front & back landscaping now completed.

**Directions:**

**Virtual Tour:**

**Brochure:**

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	0	1	0	0	<b>Main:</b>	69.46	747.67
<b>Ensuite Baths:</b>		0	0	0	1	0	<b>Uppr:</b>	101.30	1,090.39
<b>Finish Levels:</b>	2						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	N						<b>Lowr:</b>		
<b>Fireplace Type:</b>							<b>BIGd:</b>		
<b>Parking:</b>	Double Garage Attached						<b>Total A.G.:</b>	170.76	1,838.06
<b>Garage Dim:</b>	6.40x5.49		<b>Prk Encl/Ttl:</b>		/				

<b>Living Room:</b>	3.66x3.66	M	<b>Primary Bedroom:</b>	4.88x3.96	U
<b>Dining Room:</b>	3.05x2.74	M	<b>Bedroom 2:</b>	3.05x3.05	U
<b>Kitchen:</b>	3.96x3.35	M	<b>Bedroom 3:</b>	3.05x3.05	U
<b>Family Room:</b>			<b>Bedroom 4:</b>		
<b>Den:</b>			<b>Laundry Room</b>	1.83x1.22	U
<b>Bonus Room:</b>	3.66x3.05	U			

**Flooring:** Carpet, Laminate Flooring      **Foundation:** Concrete  
**Construction:** Wood Frame      **Heating Type:** Forced Air-1  
**Roof:** Asphalt Shingles      **Heat Source:** Natural Gas  
**Exterior:** Vinyl      **Features:** Deck, Skylight, Vaulted Ceiling, See Remarks  
**Site Influences:** Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

**Goods Included:** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings  
**Restrictions:** Zero Lot Line

**Goods Excluded:**

**Warranty:**

**Elem School:**      **Jr. High School:**      **Sr High School:**

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>
<b>Condo Fee:</b>	<b>HOA Fee:</b>	
<b>Floor Location:</b>	<b>Floor Number:</b>	
<b>Balcony/Terrace</b>	<b>Unit Exposure:</b>	<b>HOA Fee Incl:</b>

**Total Lot M2:** 283.28      **Lot Shape:** Rectangular      **Lot Dimen:**  
**Frontage:**      **Depth:**      **Zoning:**  
**Conform:**      **Conform Yr:**      **Front Expos:** North  
**Taxes:** \$1,193.67 2020      **Local Improve:**