PELLEY-CAN REAL ESTATE

GREATER EDMONTON / COMMUNITY GUIDE

Stillwater

A buyer's guide to daily life, homes and location.

Local orientation, places to explore and practical questions for your next viewing.



AI-generated housing illustration - not an actual Stillwater property or location.

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RE/MAX River City

Explore Stillwater

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Use this guide to plan a visit, compare the homes you see and keep track of the questions that matter to your move. Confirm changing details directly with the linked municipal, school and service providers.

Open the live Stillwater community page and current listings

Find more room for the way you like to live.

Explore Stillwater through its home choices, outdoor connections and everyday west-side routines. Look closely at the particular development and property so you understand which amenities, responsibilities and costs would actually come with the keys.

Know your address

Distinguish the wider neighbourhood from an individual development or homeowners' association.

Verify amenity access

Stillwater HOA facilities are private; check eligibility and current rules for the property.

Separate plans from today

The proposed Stillwater K-9 remains at the design stage, not an open school.

The neighbourhood name is only the beginning.

Mattamy markets homes in Stillwater, while Qualico markets Verge at Stillwater in the Riverview area. These developer names are useful for orientation, but they do not establish that every listing has identical fees, access rights or surroundings.

The neighbourhood name is only the beginning.

Get your bearings in Stillwater



North is up. Pale green is the neighbourhood boundary, not parkland. Cards and centre badge are orientation overlays, not pins. City roads retrieved September 26, 2026; boundary snapshot September 22. Simplified geometry - not a survey, school catchment or navigation map. Open Government Licence - Edmonton .

Picture the routine. Verify the access.



AI lifestyle illustration · not a photograph of Stillwater or an available listing

Identify the specific property

Ask which development and phase the home belongs to, then locate it on a current map. Confirm the street address and property documents rather than transferring features from a nearby showhome or another phase.

Look beyond the front elevation

Walk the block and look at lane or driveway access, visitor parking, nearby work sites and the relationship to outdoor space. Return at a different time if traffic, sunlight or privacy matters to your decision.

Mattamy: Stillwater · Qualico: Verge at Stillwater . Developer descriptions are not property-specific confirmations.

OUTDOOR LIFE & AMENITIES

Picture the routine. Verify the access.

Mattamy describes pathways and a natural-reserve setting among Stillwater's outdoor features. During a visit, follow an actual permitted route from the home you are considering rather than relying on a view or a map line.



AI lifestyle illustration · not a photograph of Stillwater or an available listing

Private facilities are not public parks

Stillwater HOA describes its amenities as private member facilities. Ask the association to confirm eligibility for the exact property, the access process and any guest or tenant conditions before counting them among your home's benefits.

Base the move on confirmed arrangements.



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Check what is operating now

Review the HOA's current notices before arranging an amenity visit. Its website carried spray-park operating limitations when this guide was researched. Seasonal features and temporary closures should not be mistaken for guaranteed year-round availability.

HOA: membership and amenities · Access rules · Current operating notices . Checked September 22, 2026; consult the operator before visiting.

SCHOOLS & PLANNING

Base the move on confirmed arrangements.



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EPSB lists a Stillwater Kindergarten-Grade 9 project at the design stage as of September 26, 2026, without an opening date in its table. That is a future project, not a school available for current registration.

Start with the address and grade

Check the division's address finder and confirm the current arrangement directly. Include the intended move date, program and transportation needs. A nearby planned school is not a guarantee of future attendance.

Give the west-side routine a trial run.

Include the rest of the day

Check childcare and before-and-after-school arrangements independently. If you are considering Catholic education, confirm that division's designation and enrolment requirements separately rather than using public-school information as a substitute.

EPSB: school project stages · Public Schools address finder · Catholic Schools directory . Recheck before relying on placement information.

Give the west-side routine a trial run.

Build your visit around a normal week: work, groceries, appointments and the outdoor activities you would actually use. A broad claim about highway access is less useful than trying the route from your own driveway.



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Test the errands together

Choose your usual services and make a realistic loop from the property. Notice turn restrictions, parking and the journey home. Check that advertised shops or services are already operating before including them in your plans.



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Compare travel options honestly

Try a drive at the time you would normally travel. For transit, use current ETS information for the exact address, including walking distances and transfers. New construction and service changes can alter the practical route.

Edmonton Transit Service provides current trip-planning information. This guide does not promise a particular commute time or transit frequency.

HOME & OWNERSHIP

Know the responsibilities behind the lifestyle.

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For properties subject to Stillwater HOA membership, the association describes annual fees secured through a title encumbrance. Confirm the particular title, current charges and applicable documents with the association and your lawyer; do not infer obligations from the neighbourhood name alone.



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Keep different charges separate

Ask which HOA, condominium or other property charges apply and what each covers. Review current obligations rather than using an old listing or a nearby property's fee as a substitute. No standard fee amount is assumed in this guide.



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Compare the home and the work ahead

For resale, consider condition, remaining life of major components and appropriate inspections. For new construction, clarify finishing, landscaping, fencing and possession terms. Include yard exposure, storage and parking in the comparison - not only the interior finishes.

Stillwater HOA: fees and membership . This guide flags questions for professional review; it is not a legal opinion, inspection or valuation.

TAKE THIS ON YOUR VISIT

Your Stillwater shortlist checklist

- Identify the exact development, phase and property address.
- Confirm any HOA membership, current fees and amenity eligibility.
- Check access rules and current operating notices before an amenity visit.
- Confirm today's school placement separately from the proposed K-9.
- Try your regular errands, work trip and permitted walking route.

Questions worth asking before an offer.

- Compare inclusions, condition, parking, ownership documents and timing.

Questions worth asking before an offer.

Does every Stillwater-area home include the same private amenities?

Do not assume so from the area name. Obtain address-specific confirmation from the relevant association and review the property documents before relying on access.

Is the proposed Stillwater K-9 open?

No. EPSB's September 26, 2026 table lists it at the design stage. Confirm current school arrangements independently and recheck project updates over time.

Are HOA fees the same thing as condo fees?

Treat them as separate questions. Establish which obligations apply to the exact property and what each covers, with the relevant organization and your lawyer.

Is the garden image an actual Stillwater listing?

No. It is a labelled AI illustration of a fictional home. Actual property photographs and availability belong to the individual listings; the illustration does not represent an HOA facility or an offered property.

Your next steps

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Keep your notes from Stillwater and compare each property against the same priorities. Michael can help you review current listings, comparable sales and the questions to take into a showing.

Bring these notes to your conversation

- The addresses or areas you want to compare
- Your timing and comfortable ownership budget
- The journeys, rooms and outdoor space you need
- Questions about condition, documents, fees or maintenance

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View the Stillwater webpage and available homes

About this print edition

Adapted from the published community guide on September 27, 2026. Existing source-check dates and image credits are retained; this export is not a new verification of every source. Information, availability, admission rules, fees, routes and access can change. Confirm the details for your specific property and moving date. Illustrations are identified in their captions; they are not current listings.