

## \$759,000 - 20916 131 Avenue, Edmonton

MLS® #E4448563

**\$759,000**

4 Bedroom, 2.50 Bathroom, 2,369 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Welcome home to the sought after community of Trumpeter! Look no further! This exceptional 4-bedroom property built in 2022, features over 2300 sq ft , with walkout unfinished basement waiting for you to design it the way you like , backing onto pond and green space. with the desirable open-to-below design and large windows create a bright and modern feel like home. fully fenced, landscaped yard making for an Excellent Extension of Living space! Additional highlights includes 1 Electric Fireplaces, main floor Office, W/I Closet and full laundry room at the upper level

Built in 2022

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448563               |
| Price          | \$759,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,369                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 20916 131 Avenue |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0P4          |

## Amenities

|                |                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Tankless, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                                                                                 |
| Parking        | Double Garage Attached                                                                                                            |
| Is Waterfront  | Yes                                                                                                                               |

## Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                                           |

## Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                        |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 25              |

Zoning

Zone 59



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Listing information last updated on August 12th, 2025 at 5:47pm MDT