

## **\$649,900 - 20612 131 Avenue, Edmonton**

MLS® #E4426338

**\$649,900**

4 Bedroom, 3.50 Bathroom, 1,962 sqft  
Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

5 Star Property!!! WALKOUT BASEMENT BACKING ONTO POND! Ideal location NEXT TO PROVINCIAL PARK with EASY ACCESS to all of Edmonton. STUNNING TWO-STOREY was custom built with an OPEN CONCEPT MAIN FLOOR, and a beautifully appointed kitchen with SS appliances, walk through pantry and a generous QUARTZ ISLAND to anchor your gatherings. PICTURESQUE dining area offers VIEWS OF THE LAKE, trees, and trails leading to a low maintenance deck with stairs to ground level. ROOM TO ENTERTAIN or hang with the family room by the BRICK FIREPLACE. Main floor laundry next to the garage with LOTS OF STORAGE and additional fridge/freezer. Upstairs, to the PRIMARY SUITE WITH A VIEW, includes a walk-in closet and luxurious ensuite. BEDROOMS 2 AND 3 ARE SIMILAR IN SIZE with a full bath adjacent to the LARGE BONUS ROOM. Fully Finished Basement with A SEPARATE ENTRANCE makes the perfect suite. Tons of cabinets in the kitchenette, 4th bedroom and more storage. LANDSCAPED AND FENCED FOR PETS. All the BEST FEATURES IN ONE PROPERTY!

Built in 2014

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4426338               |
| Price          | \$649,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,962                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 20612 131 Avenue |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0J3          |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Bar, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |
| Is Waterfront  | Yes   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Mantel  |
| Stories           | 3   |

|              |                |
|--------------|----------------|
| Has Suite    | Yes            |
| Has Basement | Yes            |
| Basement     | Full, Finished |

**Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood, Stone, Vinyl      |
| Exterior Features | Backs Onto Lake, Fenced |
| Roof              | Asphalt Shingles        |
| Construction      | Wood, Stone, Vinyl      |
| Foundation        | Concrete Perimeter      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 43               |
| Zoning         | Zone 59          |

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Listing information last updated on May 1st, 2025 at 2:32am MDT