# \$639,900 - 20612 131 Avenue, Edmonton

MLS® #E4433598

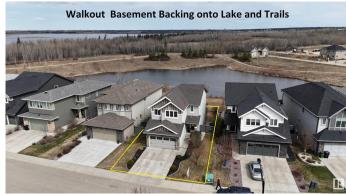
#### \$639.900

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® # E4433598 Price \$639,900

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 May 1st, 2025

Days on Market 1

Zoning Zone 59

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Listing information last updated on May 2nd, 2025 at 4:32am MDT