

## **\$775,000 - 20891 131 Avenue, Edmonton**

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MLS® #E4433534

**\$775,000**

6 Bedroom, 3.50 Bathroom, 2,280 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Get Inspired in TRUMPETER! This SHOWSTOPPING 6 Bedroom + DEN with over 3200 sq. ft. open-concept home SHOWS A 10 and is packed with upgrades and a SIDE ENTRANCE! Main & lower floors feature 9' ceilings, vinyl plank & tile flooring, quartz countertops, large island with eating bar, walk-thru pantry, and a stunning fireplace wall in the living room. Huge windows flood the space with natural light, and illuminated stair lighting adds a modern touch. Enjoy a main floor den, and upstairs you'll find a lavish primary suite with a spa-inspired 5-pc ensuite, soaker tub, custom tile, and walk-in closet. Plus 3 more bedrooms, a full bath, bonus room, and laundry with sink & cabinets. The fully finished basement features a 2 bedroom in-law suite, family room, and a beautiful kitchen and laundry.. ideal for extended family or rental potential. Extras include landscaping, fencing, custom blinds, gas cooktop, HRV system, and built-in speakers. Steps to Big Lake, parks & trails, with easy access to Anthony Henday.

Built in 2020

### **Essential Information**

MLS® # E4433534

Price \$775,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,280                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20891 131 Avenue |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0L4          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Plug-Ins, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Suite         | Yes   |

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

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 24               |
| Zoning         | Zone 59          |

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Listing information last updated on May 24th, 2025 at 1:47pm MDT