

## **\$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	38
Zoning	Zone 59

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