

## \$444,702 - 20042 131 Avenue, Edmonton

MLS® #E4443369

**\$444,702**

2 Bedroom, 3.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

FULLY FINISHED TOP TO BOTTOM...POSSIBLE SEPARATE ENTRANCE TO BASEMENT WITH SUITE POTENTIAL...BACKING TREED RESERVE/WALKING TRAIL...HARDWOOD THROUGHOUT MAIN...TWO PRIMARY RETREATS WITH OWN ENSUITES...~!WELCOME HOME!~This stunning open concept design has a very functional kitchen w/espresso cabinets, granite, & walk thru pantry. Living room has a cozy fireplace overlooking gorgeous views of the backyard. The second level has two primary retreats (w/full ensuite & walk-in closets), loft space and convenient upstairs laundry! The fully finished basement includes a rec room, food prep/bar area, 4pc bath, laundry hookups & lots of storage. Gorgeous landscaped, backyard oasis with large, maintenance free deck, storage shed and gate to the greenspace/walking path. Steps to more trails, parks and a quick access to major freeways. What more do you need? Don't miss out on this one!

Built in 2011

### Essential Information

MLS® # E4443369

Price \$444,702



Bedrooms	2
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,496
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	20042 131 Avenue
Area	Edmonton
Subdivision	Trumpeter Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0E2

### **Amenities**

Amenities	Air Conditioner, Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Microwave Hood Fan, Stacked Washer/Dryer, Storage Shed, Stove-Gas, See Remarks, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	1
Zoning	Zone 59

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Listing information last updated on June 20th, 2025 at 2:47pm MDT