

# \$674,900 - 20619 130 Avenue, Edmonton

MLS® #E4449407

## \$674,900

4 Bedroom, 2.50 Bathroom, 2,553 sqft  
Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

This is the kind of home that holds a family, really holds you, in all the best ways. There's space to sprawl, to gather, to retreat. Movie marathons in the bonus room. Quiet homework sessions in the den. Laughter echoing from the kitchen, where everyone always ends up. Outside, summer nights come alive with grilling, planters in bloom, and evening chats under the pergola. Inside, the comfort is effortless; cool A/C, warm touches, thoughtful upgrades at every turn. The garage fits your life too: heated, spacious, ready for bikes, tools, and weekend projects. A 10kW solar system keeps energy costs down while supporting a greener future. Every corner speaks to care, intention, and the kind of ease that makes a house truly feel like home. If you've been searching for a place where your family can live fully, this one delivers. This is more than a move, it's the lifestyle shift you've been waiting for, in a home that simply feels right the moment you walk in.

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449407  |
| Price     | \$674,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,553                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20619 130 Avenue |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0J4          |

### Amenities

|                |                                                                                                                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Solar Equipment |
| Parking Spaces | 4                                                                                                                                                                                                               |
| Parking        | Double Garage Attached                                                                                                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                      |
| Fireplaces        | Stone Facing                                                                                                                                                                                                                             |
| Stories           | 2                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                                                                                                         |

**Exterior**

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                               |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                               |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | David T. King/Annunciation |
| Middle     | D.T. King/St. Thomas More  |
| High       | Jasper Place School        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 59         |

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Listing information last updated on August 6th, 2025 at 5:47am MDT