

## \$458,000 - 2403 Trumpeter Way, Edmonton

MLS® #E4442135

**\$458,000**

3 Bedroom, 2.50 Bathroom, 1,661 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Located in Trumpeter Area at Big Lake, a detached house built by the award-winning builder Pacesetter, a Brooklyn model house that incorporates a functional floorplan with plenty of open space. Three bedrooms plus a spacious bonus room upstairs open concept kitchen and living room on the main floor, and two-and-a-half bathrooms are laid out to maximize functionality. Upstairs laundry for convenience. The L-shaped design kitchen comes with a large island, which is next to a sizeable nook and great room. Quartz counter, soft closing cabinets, 3 panel windows, 9' ceiling. Close to all amenities and within walking distance to the local parks, walking trails, and public transportation. House comes with a side separate entrance to the basement, perfect for future separate suite development. Easy access to the Anthony Henday and the Yellow Head Trail. Within walking distance to Future K&#1606 Public School (fund approved, currently in design phase), street mall, 5 min drive to future K&#1609 School (at planning stage).

Built in 2023

### Essential Information

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Price \$458,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,661                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2403 Trumpeter Way |
| Area        | Edmonton           |
| Subdivision | Trumpeter Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5S 0R8            |

### Amenities

|               |                                                                                 |
|---------------|---------------------------------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Smart/Program. Thermostat |
| Parking       | Front/Rear Drive Access, Parking Pad Cement/Paved                               |
| Is Waterfront | Yes                                                                             |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                           |
| Exterior Features | Back Lane, Environmental Reserve, Golf Nearby, Park/Reserve, |

|              |                                |                        |                  |
|--------------|--------------------------------|------------------------|------------------|
|              | Playground Nearby, Stream/Pond | Public Transportation, | Shopping Nearby, |
| Roof         | Asphalt Shingles               |                        |                  |
| Construction | Wood, Stone, Vinyl             |                        |                  |
| Foundation   | Concrete Perimeter             |                        |                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 68              |
| Zoning         | Zone 59         |

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Listing information last updated on August 18th, 2025 at 7:17pm MDT