# \$600,000 - 20820 130 Avenue, Edmonton

MLS® #E4445686

#### \$600,000

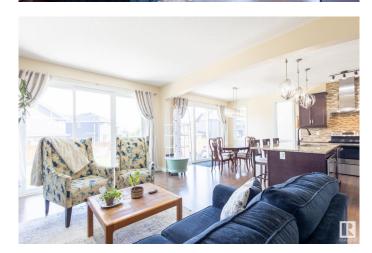
4 Bedroom, 3.50 Bathroom, 1,931 sqft Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Welcome to Your Next Home in One of the City's Most Sought-After Communities! Just a short walk from scenic nature trails and surrounded by mature trees, this beautifully maintained home offers the perfect blend of comfort, convenience, and outdoor living. Enjoy quick access to major roads, shopping centers, and essential amenitiesâ€"everything you need is just minutes away. Step inside to a sun-filled interior featuring soaring 9-foot ceilings and numerous upgrades that enhance both style and function. The fully finished basement provides additional living space, perfect for a home office, gym, or entertainment area. Outside, the large backyard is a true highlight. Whether you dream of creating a vegetable garden, hosting summer gatherings, or building a mini skating rink in the winter, this yard offers endless possibilities. This home has been thoughtfully designed for everyday living and year-round enjoyment. Don't miss your chance to own a piece of this vibrant and nature-rich community.







Built in 2015

## **Essential Information**

MLS® # E4445686 Price \$600,000 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,931

Acres 0.00

Year Built 2015

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 20820 130 Avenue

Area Edmonton

Subdivision Trumpeter Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5S 0L4

#### **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors

Smoke, HRV System, Natural Gas BBQ Hookup

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer,

Window Coverings, TV Wall Mount, Curtains and Blinds

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary David Thomas King School

Middle David Thomas King School

High Ross Sheppard School

#### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 74

Zoning Zone 59

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