

## **\$615,000 - 20820 130 Avenue, Edmonton**

MLS® #E4445686

**\$615,000**

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 amenities—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 \$615,000



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	18
Zoning	Zone 59

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