

## \$449,888 - 20018 131 Avenue, Edmonton

MLS® #E4447256

**\$449,888**

2 Bedroom, 2.50 Bathroom, 1,517 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Enjoy the perfect blend of nature and modern living in this beautifully maintained half duplex in Trumpeter. Tucked away on a quiet street and backing onto mature trees, this peaceful home offers a private escape with all the conveniences of city life just minutes away. Inside, the bright open-concept layout is ideal for entertaining, featuring quartz countertops, a cozy gas fireplace, and a spacious kitchen with a large island and walk-through pantry that connects to the mudroom and double attached garage. Upstairs, youâ€™ll find two large bedrooms, each with its own ensuite and walk-in closet, plus a versatile bonus room and upper-floor laundry for added convenience. The unfinished basement provides future potential, while the backyard offers a serene retreat surrounded by nature. With nearby trails, Big Lake, and Lois Hole Provincial Park, plus quick access to the Anthony Henday, this home offers comfort, style, and a peaceful lifestyle.

Built in 2010

### Essential Information

MLS® #	E4447256
Price	\$449,888
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,517
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	20018 131 Avenue
Area	Edmonton
Subdivision	Trumpeter Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0E1

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	2
Zoning	Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 13th, 2025 at 3:47am MDT