

## **\$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 | 37             |
| 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 August 9th, 2025 at 12:17pm MDT