

## **\$765,000 - 20835 130 Avenue, Edmonton**

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MLS® #E4426928

### **\$765,000**

5 Bedroom, 3.50 Bathroom, 2,439 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

SHOWS A 10 Former LuxuryPro Show Home built 2019, SIDE ENTRANCE w/legal basement suite with 2 bedrooms! This home is a 2400 sq.ft. JAZZ model loaded w/upgrades. Main & lower flr: 9' ceilings, eng. hardwood, tile, quartz counters, large island w/eating bar, walk-thru pantry from garage, bright dining area w/huge windows, living room w/coffered ceiling & tiled feature wall, illuminated lighting on staircase. Upstairs: owner's suite w/dual walk-in closets, back to back dbl sinks, makeup desk, stand-alone tub & glass shower. Plus 2 additional bedrooms, full bath, upper flr laundry rm (sink + cabinets), bonus rm w/tile feature wall & fireplace. Includes A/C, landscaped, fenced, custom window coverings, full appliance pkg includes a gas stove, garage heater & fully finished, tankless hot water, hi-eff furnace, HRV system, smart home tech & 8 built-in speakers. Located in sought-after Trumpeter, steps to Big Lake, walking trails, parks, playgrounds & minutes to Anthony Henday.



Built in 2019

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4426928  |
| Price    | \$765,000 |
| Bedrooms | 5         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,439                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20835 130 Avenue |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0L4          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 6   |
| Parking        | Double Garage Attached, Heated, Insulated   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Gas, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

## Additional Information

Date Listed March 21st, 2025

Days on Market 13

Zoning Zone 59

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Listing information last updated on April 3rd, 2025 at 4:32pm MDT