

## \$450,000 - 20030 131 Avenue, Edmonton

MLS® #E4448268

**\$450,000**

2 Bedroom, 2.50 Bathroom, 1,563 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Experience the best of both worldsâ€”peaceful nature and city convenienceâ€”right at your doorstep! This beautifully maintained 1562 sq ft 2-storey half-duplex backs onto serene walking trails and lush woods, offering both privacy and a peaceful backdrop. The bright, open-concept main floor features laminate flooring, upgraded lighting, and a cozy gas fireplace with built-ins. The modern kitchen boasts stainless steel appliances, a large island with breakfast bar, and a walk-through pantry connecting to the mudroom and double garage. Upstairs, enjoy dual master suitesâ€”each with a 4-piece ensuite and walk-in closetâ€”plus a handy office nook and convenient laundry. Step outside to a fully landscaped backyard oasis with a massive deck and mature trees for added privacyâ€”perfect for entertaining or quiet evenings. The unfinished basement provides future potential. Comfort, style, and nature meet in this inviting and well-located home.

Built in 2011

### Essential Information

MLS® #	E4448268
Price	\$450,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,563
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	20030 131 Avenue
Area	Edmonton
Subdivision	Trumpeter Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0E2

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 17th, 2025  
Days on Market        3  
Zoning                    Zone 59

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