

# \$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 | 22              |
| Zoning         | Zone 59         |

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Listing information last updated on August 2nd, 2025 at 6:32pm MDT