

\$439,900 - 20036 131 Avenue, Edmonton

MLS® #E4442278

\$439,900

2 Bedroom, 2.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

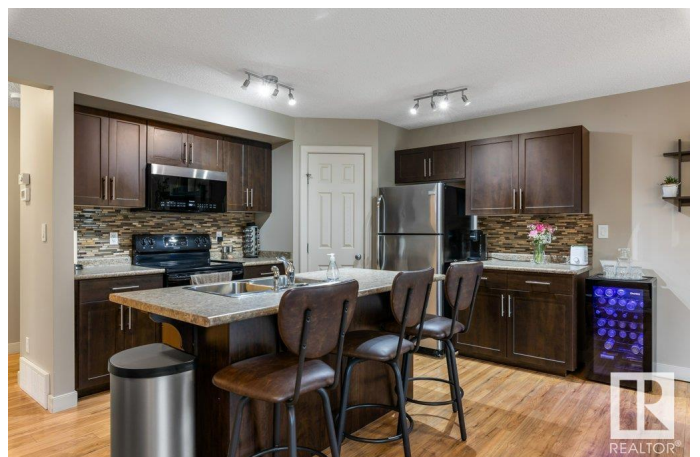
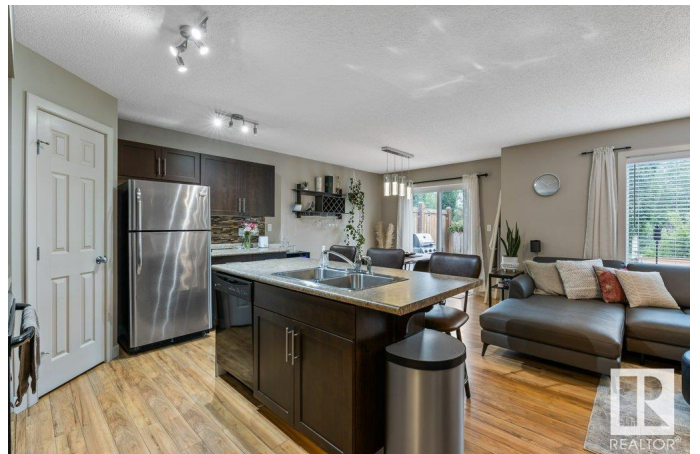
Trumpeter Area, Edmonton, AB

Get back to nature without giving up city conveniences! This thoughtfully designed 1496 sq ft 2-storey half-duplex backs onto tranquil walking trails and woods, offering privacy and a peaceful setting. Inside, enjoy dual master suites, each with a 4-piece ensuite and walk-in closet. A bright home office nook and upstairs laundry add everyday ease. The open-concept main floor features laminate flooring, a cozy gas fireplace with built-ins, and upgraded lighting. The kitchen boasts a large breakfast bar island, stylish backsplash, and a walk-thru pantry connecting to the mudroom and double garage. Central air-conditioning keeps you comfortable year-round. Step outside to a big back deck and yard—perfect for relaxing or entertaining. The unfinished basement offers future potential. With a quiet location and thoughtful layout, this well-maintained gem offers comfort, space, and convenience in a nature-friendly setting.

Built in 2011

Essential Information

MLS® #	E4442278
Price	\$439,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,496
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	20036 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, See Remarks
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, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 13th, 2025

Days on Market 2

Zoning Zone 59

HOA Fees Freq. Annually

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 June 15th, 2025 at 8:02pm MDT