

## \$439,900 - 20036 131 Avenue, Edmonton

MLS® #E4442278

**\$439,900**

2 Bedroom, 2.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

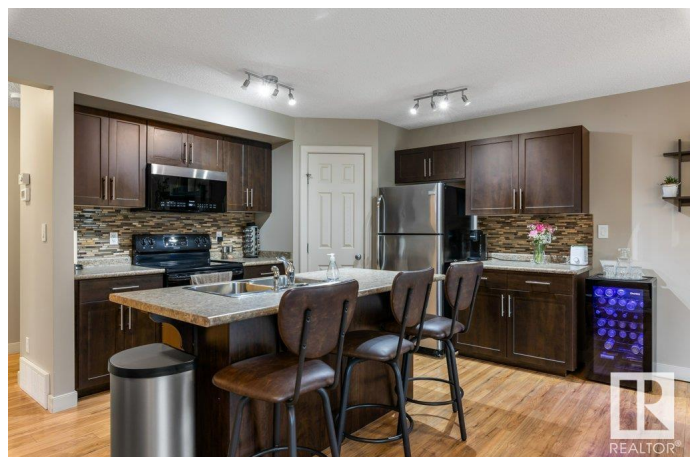
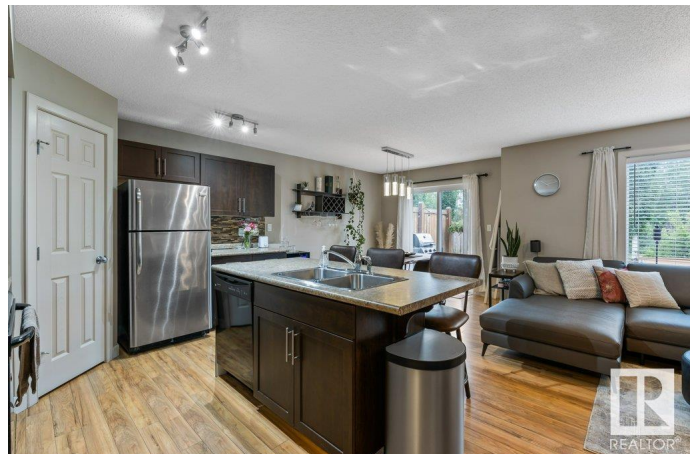
Trumpeter Area, Edmonton, AB

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 yardâ€”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

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Listing information last updated on June 15th, 2025 at 4:32pm MDT