

## \$639,900 - 20616 131 Avenue, Edmonton

MLS® #E4460414

**\$639,900**

3 Bedroom, 2.50 Bathroom, 2,196 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Welcome to this stunning 2-storey walkout in the desirable community of Trumpeter, offering rare lake views right from your backyard. The main floor is highlighted by soaring ceilings in the open-to-above living room, anchored by a stone fireplace and large windows that flood the space with natural light. The gourmet kitchen features granite counters, rich cabinetry, stainless steel appliances, a spacious island, and direct access to the dining area and deck overlooking the water. Upstairs, you'll find 3 bedrooms, including a serene primary retreat with a private balcony, walk-in closet, and spa-inspired ensuite. The unfinished walkout basement leads to a beautifully landscaped yard with a stone patio, perfect for evenings around the fire while enjoying peaceful lake scenery. This property combines elegant interiors with a natural setting, creating a home that is both welcoming and impressive, while the location offers quick access to nearby parks, trails, and the conveniences of St. Albert and Edmonton.

Built in 2014

### Essential Information

MLS® # E4460414

Price \$639,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,196                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20616 131 Avenue |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0J3          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Walkout Basement       |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| Is Waterfront  | Yes                    |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Glass Door                                                                           |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Block, Stone, Vinyl |
|----------|---------------------|

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Backs Onto Lake, Landscaped |
| Roof              | Asphalt Shingles            |
| Construction      | Block, Stone, Vinyl         |
| Foundation        | Concrete Perimeter          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 59           |

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Listing information last updated on October 11th, 2025 at 5:47pm MDT