

\$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	None, Unfinished

Exterior

Exterior	Block, Stone, Vinyl
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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	3
Zoning	Zone 59

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