

## \$719,900 - 20883 131 Avenue, Edmonton

MLS® #E4429772

**\$719,900**

3 Bedroom, 2.50 Bathroom, 2,429 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Welcome to The Hamilton by Sangam Homes, a stunning 2,429 sq ft custom home in the family-friendly neighbourhood of Trumpeter. Designed for comfort and luxury, this home features a main floor living room with soaring 18'™ ceilings, a gorgeous feature fireplace wall, and floor-to-ceiling windows that flood the space with natural light. The gourmet kitchen boasts a walk-through pantry, under-cabinet lighting, and opens to a spacious dining area. Enjoy the bonus den, dedicated office, and large mudroom off the garage. Upstairs offers a bonus room, 3 generously sized bedrooms, and 2 full baths—including a spa-like ensuite with jetted tub. Additional highlights include powered blinds, a full Sonos sound system, open ceilings, and a separate side entrance to the basement for future development. Step outside to relax in the hot tub under the gazebo. This home is packed with upgrades and ready for you to move in!

Built in 2020

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429772  |
| Price      | \$719,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,429                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20883 131 Avenue |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0P1          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Gazebo, Hot Tub, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, See Remarks, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Environmental Reserve, Flat Site, Golf Nearby, Park/Reserve, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 9th, 2025

Days on Market                43

Zoning                            Zone 59

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Listing information last updated on May 21st, 2025 at 11:32pm MDT