

## \$674,900 - 20619 130 Avenue, Edmonton

MLS® #E4449407

**\$674,900**

4 Bedroom, 2.50 Bathroom, 2,553 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

This is the kind of home that holds a family, really holds you, in all the best ways. There's space to sprawl, to gather, to retreat. Movie marathons in the bonus room. Quiet homework sessions in the den. Laughter echoing from the kitchen, where everyone always ends up. Outside, summer nights come alive with grilling, planters in bloom, and evening chats under the pergola. Inside, the comfort is effortless; cool A/C, warm touches, thoughtful upgrades at every turn. The garage fits your life too: heated, spacious, ready for bikes, tools, and weekend projects. A 10kW solar system keeps energy costs down while supporting a greener future. Every corner speaks to care, intention, and the kind of ease that makes a house truly feel like home. If you've been searching for a place where your family can live fully, this one delivers. This is more than a move, it's the lifestyle shift you've been waiting for, in a home that simply feels right the moment you walk in.

Built in 2014

### Essential Information

MLS® #	E4449407
Price	\$674,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,553
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20619 130 Avenue
Area	Edmonton
Subdivision	Trumpeter Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0J4

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	David T. King/Annunciation
Middle	D.T. King/St. Thomas More
High	Jasper Place School

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	7
Zoning	Zone 59

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