

## \$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                9

Zoning                            Zone 59

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