

## \$650,000 - 20615 130 Avenue, Edmonton

MLS® #E4453292

**\$650,000**

3 Bedroom, 2.50 Bathroom, 2,105 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

TRIPLE GARAGE IN TRUMPETER! Welcome to Montorio Homes' Messina! 3 bdrm + 3 bath fully finished home complete with a TRIPLE GARAGE! Spacious main floor features large entryway with high ceilings & built-in storage bench, custom kitchen (w/ peninsula island, granite, s/s appliances & walk-in pantry), bright dining rm & cozy living rm space (w/ stone-faced gas fireplace) + main floor den (or playroom) + 2 pc bath & closets. Upstairs, the primary bdrm offers a large ensuite with double sinks, whirlpool tub & separate shower + huge walk-in closet. Two additional bdrms, a full bath & a lovely laundry rm (with sink & cabinetry) also located on upper floor. The fully finished bsmt has a large rec room, tons of storage space & is roughed-in for a future bathroom. Central air conditioning, a triple garage (double with a tandem stall on one side & an 8' door) & a zero-maintenance back yard with exposed aggregate patio... & even a fire pit & a gazebo to complete the package! Welcome to Trumpeter - welcome home!

Built in 2013

### Essential Information

MLS® # E4453292

Price \$650,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,105                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20615 130 Avenue |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0J4          |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 5                                                                                                                            |
| Parking        | Front/Rear Drive Access, Parking Pad Cement/Paved, Tandem, Triple Garage Attached                                            |

### Interior

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                               |
| Fireplaces        | See Remarks                                                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                               |

|                   |                    |             |     |             |            |        |
|-------------------|--------------------|-------------|-----|-------------|------------|--------|
| Basement          | Full, Finished     |             |     |             |            |        |
| <b>Exterior</b>   |                    |             |     |             |            |        |
| Exterior          | Wood, Stone, Vinyl |             |     |             |            |        |
| Exterior Features | Fenced,            | Landscaped, | Low | Maintenance | Landscape, | Public |
| Roof              | Asphalt Shingles   |             |     |             |            |        |
| Construction      | Wood, Stone, Vinyl |             |     |             |            |        |
| Foundation        | Concrete Perimeter |             |     |             |            |        |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | D.T. King / Annunciation   |
| Middle     | D.T. King / St Thomas More |
| High       | Jasper Place / St FX       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 59           |

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Listing information last updated on August 20th, 2025 at 11:32am MDT