

## \$679,900 - 20883 131 Avenue, Edmonton

MLS® #E4429772

**\$679,900**

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. This home is packed with upgrades and ready for you to move in!

Built in 2020

### Essential Information

MLS® #	E4429772
Price	\$679,900
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, 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 161

Zoning Zone 59

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