

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

# \$449,997 - 21248 131 Avenue, Edmonton

MLS® #E4414506

**\$449,997**

3 Bedroom, 2.50 Bathroom, 1,382 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Welcome to the "Dakota" built by the award-winning builder Pacesetter homes and is located in the heart of Trumpeter at Big Lake. Once you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the nook tucked away by the rear entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 3-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom. This home also comes with a side separate entrance perfect for a future rental suite. Close to all amenities and easy access to the Anthony Henday and Yellow head trail. \*\*\* Under construction and will be complete in the spring of 2025 so the photos shown are from the exact model that was recently built colors may vary \*\*\*\*

Built in 2024

## Essential Information

MLS® #	E4414506
Price	\$449,997
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,382
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	21248 131 Avenue
Area	Edmonton
Subdivision	Trumpeter Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0N6

### **Amenities**

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed November 23rd, 2024

Days on Market 146

Zoning Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 1:47pm MDT