

## **\$349,900 - 46 2004 Trumpeter Way, Edmonton**

MLS® #E4455524

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,359 sqft

Condo / Townhouse on 0.00 Acres

Trumpeter Area, Edmonton, AB

Welcome home to this IMMACULATE 1,359sqft townhome in beautiful Trumpeter! Upon entering this amazing property, you will immediately notice the UPGRADED vinyl plank flooring and carpet throughout. The main floor has an open concept with large windows. A beautiful kitchen with S/S appliances, including a NEW FRIDGE AND STOVE, and quartz countertops opens directly to the spacious living and dining room. Step outside to your FULLY FENCED yard with spacious patio. Cool off in the summer with A/C! Upstairs are 3 generously sized bedrooms, the primary featuring a walk-in closet and SPA-LIKE ensuite with soaker tub and glass shower. Another 4pce bath completes the top floor. This complex features complete yard maintenance (including lawn mowing and snow removal!) and is pet friendly. There is nothing to do here but move in and enjoy your beautiful new home! Trumpeter is an outdoor enthusiasts playground, with Big Lake just around the corner, golf courses and many trails and walking paths.

Built in 2014

### **Essential Information**

MLS® # E4455524

Price \$349,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,359             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 46 2004 Trumpeter Way |
| Area        | Edmonton              |
| Subdivision | Trumpeter Area        |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5S 0J9               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Stories           | 2                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 59           |
| Condo Fee      | \$386             |

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Listing information last updated on September 7th, 2025 at 8:17pm MDT