

## \$468,000 - 2403 Trumpeter Way, Edmonton

MLS® #E4442135

**\$468,000**

3 Bedroom, 2.50 Bathroom, 1,661 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Located in Trumpeter Area at Big Lake, a detached house built by the award-winning builder Pacesetter, a Brooklyn model house that incorporates a functional floorplan with plenty of open space. Three bedrooms plus a spacious bonus room upstairs open concept kitchen and living room on the main floor, and two-and-a-half bathrooms are laid out to maximize functionality. Upstairs laundry for convenience. The L-shaped design kitchen comes with a large island, which is next to a sizeable nook and great room. 3 panel windows. Close to all amenities and within walking distance to the local parks, walking trails, and public transportation. House comes with a side separate entrance to the basement, perfect for future separate suite development. Easy access to the Anthony Henday and the Yellow Head Trail.

Built in 2023

### Essential Information

MLS® #	E4442135
Price	\$468,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,661



Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2403 Trumpeter Way
Area	Edmonton
Subdivision	Trumpeter Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0R8

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Smart/Program. Thermostat
Parking	Front/Rear Drive Access, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Environmental Reserve, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 12th, 2025

Days on Market 2

Zoning Zone 59

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