

## \$458,000 - 2403 Trumpeter Way, Edmonton

MLS® #E4442135

**\$458,000**

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. Quartz counter, soft closing cabinets, 3 panel windows, 9' ceiling. 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. Within walking distance to Future Kâ€™6 Public School (fund approved, currently in design phase), street mall, 5 min drive to future Kâ€™9 School (at planning stage).

Built in 2023

### Essential Information

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Price \$458,000



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	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Smart/Program. Thermostat
Parking	Front/Rear Drive Access, Parking Pad Cement/Paved
Is Waterfront	Yes

### 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, Stream/Pond	Public Transportation,	Shopping Nearby,
Roof	Asphalt Shingles		
Construction	Wood, Stone, Vinyl		
Foundation	Concrete Perimeter		

### Additional Information

Date Listed	June 12th, 2025
Days on Market	65
Zoning	Zone 59

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