

# \$499,900 - 21276 131 Avenue, Edmonton

MLS® #E4457873

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,605 sqft  
Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

The Opus 18 by Jayman BUILT is located in a fabulous newer neighbourhood with parks and green spaces and good access to all amenities. Offers Jayman's Core Performance features including SOLAR, triple pane windows, tankless hot water system, HRV and high efficiency furnace PLUS SMART HOME technology and a side entry for future potential. Charming front veranda welcomes you home and the front foyer is spacious. The kitchen is the perfect design with quartz counter tops, pantry, stainless steel appliances & a convenient island. Great room and dining area flow smoothly to enhance this space. There are three good sized bedrooms up, including the primary with full ensuite and walk in closet. The bonus room offers extra living space in a private location. A second full bath and laundry closet complete this level. price includes front landscaping and a powered rear parking pad.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457873  |
| Price      | \$499,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,605                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 21276 131 Avenue |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0T7          |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Front Porch, Hot Water Tankless |
| Parking   | Parking Pad Cement/Paved        |

### Interior

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

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood, Vinyl                     |
| Exterior Features | Back Lane, Partially Landscaped |
| Roof              | Asphalt Shingles                |
| Construction      | Wood, Vinyl                     |
| Foundation        | Concrete Perimeter              |

### Additional Information

Date Listed September 15th, 2025

Days on Market 37

Zoning Zone 59

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Listing information last updated on October 22nd, 2025 at 6:02pm MDT