

## **\$319,900 - 30 2004 Trumpeter Way, Edmonton**

MLS® #E4436708

**\$319,900**

3 Bedroom, 2.50 Bathroom, 1,103 sqft

Condo / Townhouse on 0.00 Acres

Trumpeter Area, Edmonton, AB

Enjoy this home with FULLY FINISHED basement and say no to cutting grass and shovelling snow! Condo fees include ALL maintenance - you have a fully fenced yard and your condo fees INCLUDE maintenance inside the fully fenced area (very rare). Seeding, mowing, front & back yard, nothing for you to do at all! That's rare and means 100% no maintenance. Snow shovelling is done right up to your front door! Privacy + zero maintenance = lifestyle perfection. All BRAND NEW vinyl plank flooring installed on November 10/2021. DOG FRIENDLY: no restriction on size or breed of dog. 2 dogs allowed per home. Trumpeter boasts landscaped parks, ponds, woody ravines, creeks, lakes & trails, 2 blocks to Horseshoe Lake & ravine, 4 blocks to Glendale & Dragons Head golf courses. Attached single garage, 3 bedrooms, 2.5 baths. 4 piece master ensuite. Stainless steel appliances. Quartz countertops. Designer light fixtures. Condo fees of only \$386.36 incl ALL EXTERIOR MAINTENANCE. Taxes \$2843.57/yr.

Built in 2014

### **Essential Information**

MLS® # E4436708

Price \$319,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,103
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	30 2004 Trumpeter Way
Area	Edmonton
Subdivision	Trumpeter Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0J9

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	DT King, Annunciation
Middle	DT King, St Thomas More
High	Jasper Place, St. FX

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	8
Zoning	Zone 59
Condo Fee	\$386

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Listing information last updated on May 23rd, 2025 at 8:47pm MDT