

Courtesy Of Kendra N Chisholm Of CIR Realty

## **\$449,900 - 12835 205 Street, Edmonton**

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MLS® #E4427540

### **\$449,900**

3 Bedroom, 2.50 Bathroom, 1,703 sqft  
Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Bathed in natural light from large windows, this stunning open-concept home features luxury vinyl plank flooring throughout the main level and central A/C! The pristine kitchen boasts crisp white cabinetry, sparkling quartz countertops, stylish grey backsplash, stainless steel appliances, a corner pantry, & a substantial island with breakfast bar. Flow effortlessly into the bright living room, where a richly painted feature wall steals the show, perfectly framing a linear electric fireplace adorned with shiplap accents and a decorative ledge. Sliding doors lead to a sunny SE-facing backyard with a large deck & green space. Upstairs, enjoy a cozy family room, full bath, & 3 spacious bedrooms, including the primary suite with a walk-in closet, ensuite w/ dual vanity, deep soaking tub, & separate shower. For those who love possibilities—the unspoiled basement is a blank canvas, ready for your imagination to run wild. Nestled in Trumpeter, enjoy scenic trails, Big Lake, & quick access to the Henday.



Built in 2019

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4427540  |
| Price    | \$449,900 |
| Bedrooms | 3         |

|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,703         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 12835 205 Street |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0L7          |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Deck                                       |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive Access |

### **Interior**

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

### **Exterior**

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Annunciation Catholic     |
| Middle     | St. Thomas More           |
| High       | St. Francis Xavier/Jasper |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 59          |

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Listing information last updated on April 3rd, 2025 at 1:02pm MDT