

Courtesy Of Kendra N Chisholm Of CIR Realty

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

MLS® #E4427540

### \$449,900

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

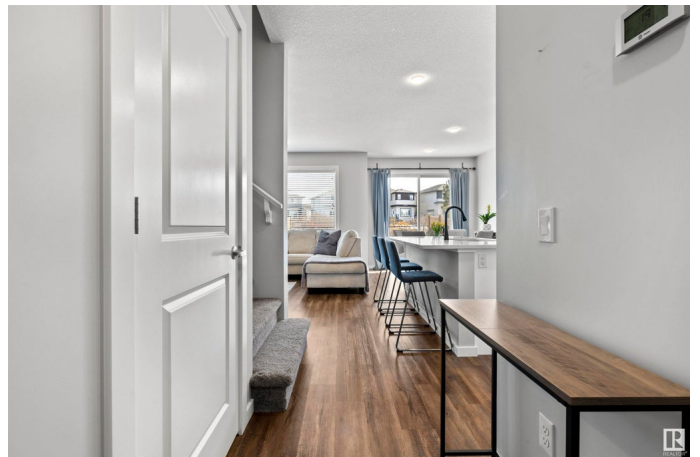
Trumpeter Area, Edmonton, AB

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	7
Zoning	Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 2nd, 2025 at 2:17am MDT