

## \$460,000 - 12831 207 Street, Edmonton

MLS® #E4449029

**\$460,000**

3 Bedroom, 2.50 Bathroom, 1,597 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

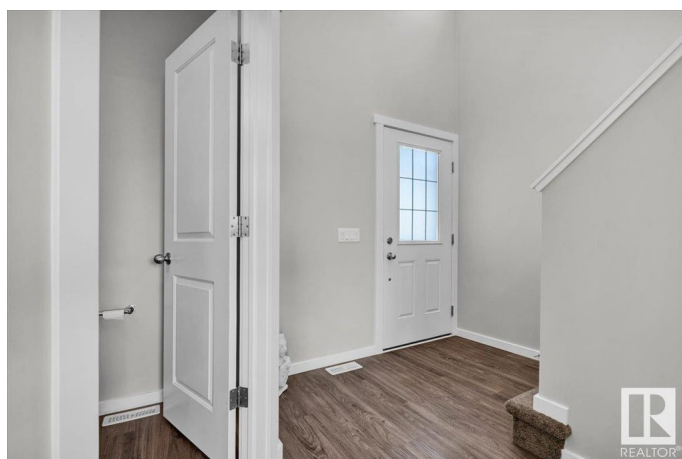
Welcome to the serene community of Trumpeter. This beautiful two-storey, half duplex, is perfect for families or anyone looking for a modern, move in ready space. The open concept main floor showcases a stunning, bright inviting kitchen with quartz countertops, stainless steel appliances, pantry, large island - perfect for entertaining. The bright windows in the living room offer scenic views of your amazing backyard oasis. Just off the dining room you will find patio doors leading to your large meticulously maintained yard complete with spacious 2 tiered deck - perfect for summer BBQ's and outdoor gatherings. Upstairs features 3 spacious bedrooms with the primary bedroom offering his & her walk in closets and a 3 pc ensuite. In addition, you will find a bonus room, additional 4 pc bathroom & laundry on the upper level!. Basement is open for development. The oversized driveway allows ample room for RV parking. This home offers both comfort and curb appeal with room to grow. Move in Ready!

Built in 2017

### Essential Information

MLS® # E4449029

Price \$460,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,597         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12831 207 Street |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0K2          |

### Amenities

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                          |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Stories           | 2                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                              |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                        |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | David Thomas King School |
| Middle     | David Thomas King School |
| High       | Jasper Place School      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 59         |

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Listing information last updated on August 1st, 2025 at 6:02am MDT