

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

MLS® #E4447576

**\$460,000**

3 Bedroom, 2.50 Bathroom, 1,597 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

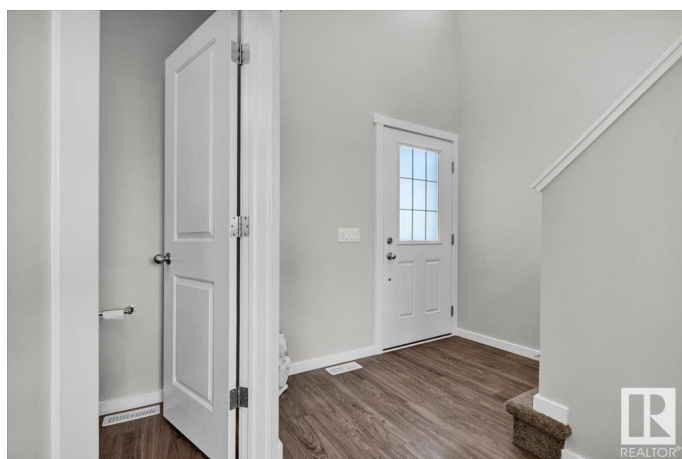
Welcome to the serene community of Trumpeter. This beautiful two-storey, half duplex, is perfect for families or anyone looking for a modern, move in ready space. The open concept main floor showcases a stunning, bright inviting kitchen with quartz countertops, stainless steel appliances, pantry, large 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® # E4447576

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 Detached

### 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 14th, 2025
Days on Market	8
Zoning	Zone 59

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Listing information last updated on July 22nd, 2025 at 12:03pm MDT