

## \$445,000 - 13025 205 Street, Edmonton

MLS® #E4448524

**\$445,000**

2 Bedroom, 2.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Located in the picturesque community of Trumpeter, this bright and modern half duplex backs onto a scenic greenspace and offers just under 1,600 sq. ft. of comfortable living space. The main floor features a cozy living room with an elegant electric fireplace, a spacious dining area, and a well-appointed kitchen with a gas stove. Upstairs, you'll find two large bedrooms, each with its own ensuite, plus a generous bonus room ideal for a home office, media room, or play area. With 2.5 bathrooms in total, it's perfect for families or guests. The open-concept layout is filled with natural light, and the basement offers potential for a future bedroom, bathroom, and family space. Enjoy the beautifully landscaped backyard with a large deck, natural gas hookup, gazebo, and direct access to the walking path. A double attached garage and extended driveway provide added convenience. Close to trails, Anthony Henday, and Yellowhead, this home blends comfort, style, and accessibility.

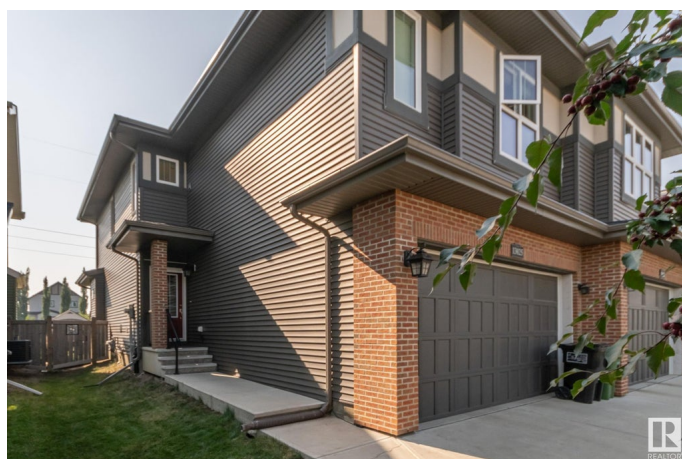
Built in 2014

### Essential Information

MLS® # E4448524

Price \$445,000

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,550         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 13025 205 Street |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0J2          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Deck, Gazebo, Hot Water Electric, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached  |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, No Back Lane, Shopping Nearby, See |

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

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | David Thomas King School  |
| Middle     | A. Blair McPherson School |
| High       | Ross Sheppard School      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 59         |

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Listing information last updated on July 19th, 2025 at 12:17pm MDT