

## \$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.

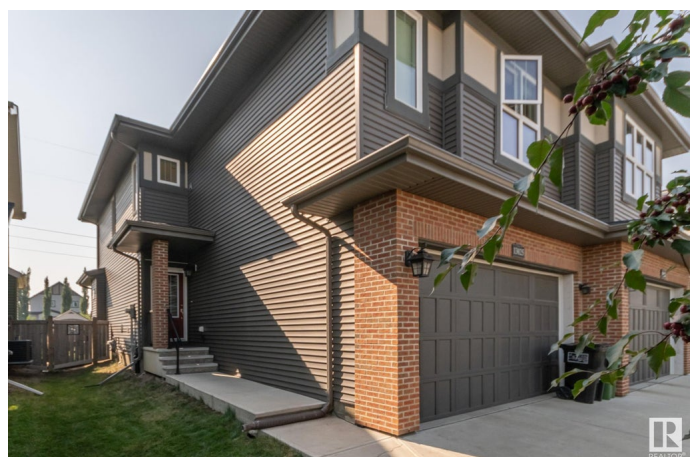
Built in 2014

### 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 | 15              |
| 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 August 2nd, 2025 at 6:18pm MDT