

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## **\$689,900 - 13051 212 Street, Edmonton**

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MLS® #E4450403

**\$689,900**

4 Bedroom, 3.00 Bathroom, 2,208 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Move In Ready, Backing Walking Trail! Award Winning Builder, Montorio Homes offers the Salerno Model. This Classic Beauty Mixed with many Upgraded Modern Details Featuring 18' Feet Open to Below in the Great Room, c/w Electric Fireplace. The Floorplan is Ideal for Families Looking for Functional Living Spaces with 4 Bedrooms (1 on main floor with Full Bathroom), Spacious Mudroom, Walk-through Pantry and Upstairs Laundry for Extra Convenience. Designer Kitchen has Plenty of Counterspace for Entertaining and Meal Preparation, Plenty of Large Windows for Natural Light Throughout. Additional Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Upgraded Cabinets, Quartz Countertops, Stylish Tiled Backsplash, Upgraded Plumbing Throughout with Undermount Sinks, Railing, A Smart Home Package, Separate Entrance to the Basement for Future Rental Income all situated on the shores of Big Lake with 67 acres of Environmental Reserve, Various Ponds and Wetlands within the Community and easy access to Anthony Henday.

Built in 2025

### **Essential Information**

MLS® # E4450403

Price \$689,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,208                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13051 212 Street |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0T8          |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors<br>Walls- 2"x6", Hot Water Na<br>Home, Smart/Program. The<br>Vacuum System-Roughed-In |
| Parking   | Double Garage Attached                                                                                          |

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | ensuite bathroom            |
| Appliances        | Alarm/Security System, Gara |
| 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 | Cul-De-Sac, Flat Site, See Remarks |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Stone, Vinyl                 |
| Foundation        | Concrete Perimeter                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 59         |

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Listing information last updated on August 2nd, 2025 at 2:02am MDT