

## \$419,000 - 13117 205 Street, Edmonton

MLS® #E4438087

**\$419,000**

2 Bedroom, 2.50 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Step into peaceful living in this stunning 2 bed, 2.5 bath home in Trumpeter—one of Edmonton’s most nature-rich communities. Backing a walking trail and scenic pond, this home offers unmatched privacy and serenity just minutes from Edmonton and St. Albert. Inside, you’ll love the bonus room, perfect for a home office or cozy movie nights, and enjoy year-round comfort with central A/C. The bright, open-concept layout is ideal for entertaining, while the double attached garage provides secure parking and extra storage. Wake up to birdsong, unwind on the patio with nature views, and explore nearby parks, lakes, and green spaces right from your backyard. Whether you're a nature lover, commuter, or someone seeking a quieter lifestyle with city convenience, this home delivers the best of both worlds. Modern comfort, natural surroundings, and a connected location—you'll feel at home the moment you arrive.

Built in 2013

### Essential Information

MLS® # E4438087

Price \$419,000

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,611         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13117 205 Street |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0J2          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Stream/Pond |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 59        |

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Listing information last updated on May 25th, 2025 at 10:17am MDT