# \$749,900 - 13035 212 Street, Edmonton

MLS® #E4429734

### \$749,900

4 Bedroom, 3.00 Bathroom, 2,589 sqft Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Quality Built Home by Award Winning Builder Montorio Homes. This home is Ideal for Families Looking for Functional Living Space. The Carrara Model is a Classic Beauty Mixed with Many Modern Details Featuring 18' Open to Below in the Great Room, Large Windows, Allowing Plenty of Natural Light Throughout. MF Bedroom/Full Bath, Den, A Gourmet Kitchen w/Plenty of Space for Entertaining and Meal Preparation, Spacious Pantry and Upstairs Laundry. Additional Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Cabinets to Ceiling, Quartz Countertops, Stylish Tiled Backsplash, Upgraded Plumbing Throughout with Undermount Sinks. Electric Fireplace, Railing, A Smart Home Package, Separate Entrance to the Basement all situated on the shores of Big Lake with 67 acres of Environmental Reserve, Various Ponds and Wetlands within the Community. Easy Access to the Anthony Henday. House is Under Construction, Pictures are of the Showhome (interior colors/finishing may differ to actual home)

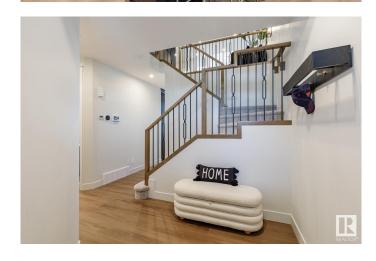
Built in 2025

#### **Essential Information**

MLS® # E4429734 Price \$749,900







Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,589 Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 13035 212 Street

Area Edmonton

Subdivision Trumpeter Area

City Edmonton
County ALBERTA

Province AB

Postal Code T5S 0T8

# **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior

Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks,

Vacuum System-Roughed-In, HRV System

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Alarm/Security System, Garage Control, Hood Fan

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 Flat Site, Level Land, Playground Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 5th, 2025

Days on Market 44

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 May 19th, 2025 at 1:17am MDT