

\$469,900 - 12828 207 Street, Edmonton

MLS® #E4458849

\$469,900

3 Bedroom, 2.50 Bathroom, 1,612 sqft
Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Over 1611 SF, Elegant custom built 2-storey Half Duplex by Montorio Homes. Quiet & prestigious curb appeal in a cul-de-sac backing onto greenspace located in the coveted community of Trumpeter. Open concept floor plan features large windows flooded with natural light, upgraded wood cabinetry, island with beautiful Quartz countertops, H/W & Tile flooring & tons of upgrades throughout this meticulously maintained property. Features 3 bdrms, 2.5 brs, Main level boasts open concept living room w/electric fireplace on a feature wall, dining room, kitchen with island & walk in pantry, S/S appliances, wood cabinetry with lots of storage, & 1½ bath. Upstairs master bedroom with a luxurious 4 pc Ensuite, spacious W.I.C. Two more spacious bdrms, full bath, upstairs laundry. Beautifully curated landscaping, fenced with large deck with privacy wall, paved dog run, double garage/driveway, U/F basement with bathroom rough ins await your personal touch. A prime location close to schools, shopping, restaurants, & easy access to Hwy16/Hwy16A & A/H.

Built in 2017

Essential Information

MLS® #	E4458849
Price	\$469,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,612
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	12828 207 Street
Area	Edmonton
Subdivision	Trumpeter Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0G4

Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Front Porch, Gazebo, No Smoking Home, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
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	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Landscaped, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 21st, 2025
Zoning	Zone 59

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