

## \$469,999 - 12737 205 Street, Edmonton

MLS® #E4464088

**\$469,999**

3 Bedroom, 2.50 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Welcome to this stunning 3-bedroom, 3-bath half duplex in the desirable community of Trumpeter, offering over 1,600 sq. ft. of modern living space and a fully insulated double-car garage. The main floor features 9-ft ceilings throughout and a bright open-concept design that seamlessly connects the kitchen, dining area, and living room, along with a convenient main-floor washroom. The kitchen impresses with snowy white quartz countertops and elegant beige cabinetry, creating a perfect blend of warmth and sophistication. Upstairs you'll find two additional bathrooms, three spacious bedrooms with ample closet space, and a versatile bonus room ideal for family entertainment or a home office. The professionally landscaped yard offers a sizeable deck and hot tub, providing the perfect space to relax and unwind. This home combines style, comfort, and functionality in one of Edmonton's most sought-after neighbourhoods.

Built in 2018

### Essential Information

MLS® # E4464088

Price \$469,999

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,636         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12737 205 Street |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0L8          |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Tub, No Smoking Home, Patio, Vinyl Windows |
| Parking   | Double Garage Attached, Insulated                                                                     |

### Interior

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

### Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, See Remarks |

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

**Additional Information**

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

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Listing information last updated on November 2nd, 2025 at 1:02pm MST