

## \$703,497 - 12915 213 Street, Edmonton

MLS® #E4445307

**\$703,497**

3 Bedroom, 2.50 Bathroom, 2,038 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

SHOW HOME FOR SALE!!!! Welcome to the "Louise" built by the award-winning builder Pacesetter homes and is located in the heart of Trumpeter at Big Lake and just steps to the neighborhood park and the Big Lake natural reserve. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. Close to all amenities and easy access to the Henday. This home also backs onto the greenspace. This home also comes with all the furniture and appliances.

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4445307  |
| Price     | \$703,497 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,038                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12915 213 Street |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0R9          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | ensuite bathroom                                               |
| Appliances        | Furniture Included, Garage Control, Garage Opener, See Remarks |
| 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, Golf Nearby, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                                       |

**Additional Information**

Date Listed                July 2nd, 2025  
Days on Market        15  
Zoning                    Zone 59

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