

## \$499,000 - 12838 207 Street, Edmonton

MLS® #E4464738

**\$499,000**

3 Bedroom, 3.50 Bathroom, 1,833 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

This perfectly maintained Montorio-built home in Trumpeter is the complete package—over 1800 sq ft of stylish living, a beautifully finished basement, and an incredible TRIPLE TANDEM GARAGE! Nestled on a quiet cul-de-sac, BACKING ONTO SCENIC GREENSPACE, it offers sweeping year-round views and a peaceful connection to nature. Inside, enjoy 9-ft ceilings, quartz counters, a corner pantry, under-cabinet lighting, and a welcoming vaulted front entry with built-in bench. Upstairs features a cozy bonus room with a freestanding electric fireplace, laundry, and a gorgeous primary suite with windowed walk-in closet and 5-pc ensuite. The basement is bright and beautifully finished with a family room, 3-pc bath, roughed-in wet bar, and plenty of storage. The sunny southwest yard with low-maintenance artificial turf is perfect for relaxing or entertaining. With A/C, triple garage, and easy Henday access, this home blends comfort, pride of ownership, and unbeatable style!

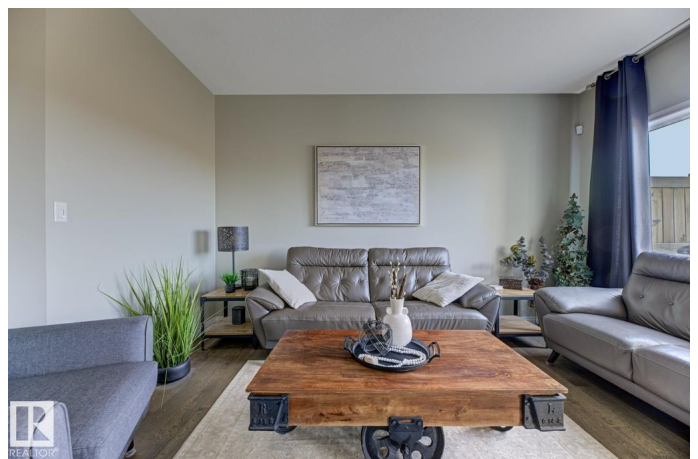
Built in 2018

### Essential Information

MLS® # E4464738

Price \$499,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,833         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12838 207 Street |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0K2          |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, HRV System |
| Parking   | Triple Garage Attached                           |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Stories           | 3                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Low Maintenance Landscape, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                      |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 59            |
| HOA Fees       | 100                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 5th, 2025 at 8:17am MST