

## **\$450,000 - 12822 207 Street, Edmonton**

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MLS® #E4430851

### **\$450,000**

3 Bedroom, 1.50 Bathroom, 1,666 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

This large Duplex built in 2018 has a large backyard, professionally landscaped front and back with a gardener's delight. specialized soil, composting bins, flowers, and vegetables. The home boasts 3 bedrooms, 2.5 baths, and upper-floor laundry. Custom-built gate with specialized locks. Built by Avi as a spec home features include Whirlpool appliances, a Whirlpool Energy Star Top Mount Freezer Fridge stainless steel. Quartz kitchen countertops. The front entrance features a mud room with a half bath, great room, kitchen eating area & pantry. California knockdown ceilings throughout. Rear deck with aluminum railings and a gas line. Large driveway 18 feet by 28 feet.

Built in 2018

### **Essential Information**

MLS® #	E4430851
Price	\$450,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,666
Acres	0.00
Year Built	2018



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	12822 207 Street
Area	Edmonton
Subdivision	Trumpeter Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0K2

### Amenities

Amenities	Deck, Dog Run-Fenced In, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 14th, 2025
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Days on Market 14

Zoning Zone 59

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