

\$475,000 - 12825 207 Street, Edmonton

MLS® #E4434699

\$475,000

4 Bedroom, 3.50 Bathroom, 1,785 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Welcome to this fully finished half duplex offering space, comfort and functionality! This home has a total of 4 bedrooms, 3.5 bathrooms, and a fully finished basementâ€”perfect for families or investors alike. Freshly painted, this home feels bright, clean, and move-in ready. Enjoy the brand new plush carpet on the stairs and stylish laminate flooring throughout the second level, enhancing both aesthetics and durability. Upstairs a generous bonus room provides the perfect space for a second family room, home office or play room. The fully developed basement adds valuable living space. Step outside and be amazed by the massive pie-shaped lotâ€”a rare find! Whether youâ€™re dreaming of a garden, a play area for kids, or entertaining under the stars, thereâ€™s room for it all. Too hot? Move inside and enjoy the central air conditioning and beautiful living space. Located in a quiet cut-de-sac with great access to all amenities, move-in ready and loaded with value!

Built in 2017

Essential Information

| | |
|----------|-----------|
| MLS® # | E4434699 |
| Price | \$475,000 |
| Bedrooms | 4 |



| | |
|----------------|---------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,785 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 12825 207 Street |
| Area | Edmonton |
| Subdivision | Trumpeter Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5S 0K2 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Landscaped, Playground Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 6th, 2025
Days on Market 9
Zoning Zone 59

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