

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## **\$749,900 - 13035 212 Street, Edmonton**

MLS® #E4429734

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,589 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Quality Built Home by Award Winning Builder Montorio Homes. This home is Ideal for Families Looking for Functional Living Space, The Carrara Model is a Classic Beauty Mixed with Many Modern Details Featuring 18' Open to Below in the Great Room, Large Windows, Allowing Plenty of Natural Light Throughout. MF Bedroom/Full Bath, Den, A Gourmet Kitchen w/Plenty of Space for Entertaining and Meal Preparation, Spacious Pantry and Upstairs Laundry. Additional Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Cabinets to Ceiling, Quartz Countertops, Stylish Tiled Backsplash, Upgraded Plumbing Throughout with Undermount Sinks. Electric Fireplace, Railing, A Smart Home Package, Separate Entrance to the Basement all situated on the shores of Big Lake with 67 acres of Environmental Reserve, Various Ponds and Wetlands within the Community. Easy Access to the Anthony Henday. House is Under Construction, Pictures are of the Showhome (interior colors/finishing may differ to actual home)

Built in 2025

### **Essential Information**

MLS® # E4429734

Price \$749,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,589
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13035 212 Street
Area	Edmonton
Subdivision	Trumpeter Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0T8

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Garage Control, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Flat Site, Level Land, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 5th, 2025
Days on Market	71
Zoning	Zone 59

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 7:47pm MDT