

## \$715,000 - 12936 201 Street, Edmonton

MLS® #E4460607

### \$715,000

3 Bedroom, 2.50 Bathroom, 2,372 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

This Montorio masterpiece exudes elegance and sophistication with its exquisite details and superior craftsmanship. You're greeted by the upgraded trim and 9 ft ceilings, setting a ton of luxury and grandeur. The spacious master bedroom, adorned with vaulted ceilings and a lavish ensuite, provides a serene retreat for relaxation. Bedrooms 2 and 3 offer lots of space, walk-in closets, and an ensuite bathroom with double sinks, ensuring convenience for all. The open-concept floor plan seamlessly connects the living room, featuring a cozy gas fireplace and built-in shelving, to the gourmet kitchen with abundant storage and a walk-in pantry. The entrance and dining room have square coffered ceilings. Step outside to the landscaped backyard oasis, complete with a deck, stone patio, and a charming kids' playhouse. The triple garage, with its hidden surprise of a double tandem configuration, boasts hot and cold taps. With the unfinished basement with bathroom plumbing awaiting your personal touch.

Built in 2011

### Essential Information

MLS® # E4460607

Price \$715,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,372                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12936 201 Street |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0E4          |

### Amenities

|                |                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Vaulted Ceiling, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking Spaces | 5                                                                                                                                                                  |
| Parking        | Double Garage Attached, Over Sized, Tandem                                                                                                                         |

### Interior

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

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                           |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | David Thomas King |
| Middle     | David Thomas King |
| High       | Jasper PLace      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 59           |

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Listing information last updated on October 6th, 2025 at 4:47pm MDT