

## \$450,000 - 13119 205 Street, Edmonton

MLS® #E4432604

**\$450,000**

2 Bedroom, 2.50 Bathroom, 1,466 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

### EXCEPTIONAL HALF DUPLEX BACKING PARK & POND IN A QUIET CUL-DE-SAC!

This beautifully cared-for half duplex offers the rare combination of peaceful natural surroundings, smart design, and unbeatable location. Tucked into a quiet cul-de-sac, across from and backing green space and two ponds! Inside, you'll find a bright, open layout with central air conditioning. The main floor flows effortlessly from kitchen to dining to living space, with large windows that bring the outdoors in. The kitchen features stainless steel appliances including a gas range (with plug if you prefer electric), an extended island, and pantry. Upstairs, enjoy two true primary suites, each with a walk-in closet and 3-piece ensuite, plus a versatile flex space for a home office or reading nook. The finished basement includes a family room, bedroom, and is roughed-in for a full bath. Fully fenced backyard with deck and flower boxes. Extra long driveway, double garage, and quick access to parks, Big Lake, golf, and the Henday. Enjoy!

Built in 2014

### Essential Information

MLS® # E4432604

Price \$450,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,466         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13119 205 Street |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0J2          |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Deck, No Smoking Home, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                  |
| Parking        | Double Garage Attached, Insulated                                                  |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Fireplace         | Yes                                                                                                                                      |
| Fireplaces        | Tile Surround                                                                                                                            |
| Stories           | 3                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                           |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                   |

### **School Information**

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 59          |

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Listing information last updated on April 30th, 2025 at 6:47am MDT