

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 | 15 |
| Zoning | Zone 59 |

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Listing information last updated on April 20th, 2025 at 2:47pm MDT