

## \$419,000 - 13117 205 Street, Edmonton

MLS® #E4438087

**\$419,000**

2 Bedroom, 2.50 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Step into peaceful living in this stunning 2 bed, 2.5 bath home in Trumpeter—one of Edmonton’s most nature-rich communities. Backing a walking trail and scenic pond, this home offers unmatched privacy and serenity just minutes from Edmonton and St. Albert. Inside, you’ll love the bonus room, perfect for a home office or cozy movie nights, and enjoy year-round comfort with central A/C. The bright, open-concept layout is ideal for entertaining, while the double attached garage provides secure parking and extra storage. Wake up to birdsong, unwind on the patio with nature views, and explore nearby parks, lakes, and green spaces right from your backyard. Whether you're a nature lover, commuter, or someone seeking a quieter lifestyle with city convenience, this home delivers the best of both worlds. Modern comfort, natural surroundings, and a connected location—you'll feel at home the moment you arrive.

Built in 2013

### Essential Information

MLS® # E4438087

Price \$419,000

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,611
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	13117 205 Street
Area	Edmonton
Subdivision	Trumpeter Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0J2

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Stream/Pond
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	8
Zoning	Zone 59

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