

## \$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

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 April 30th, 2025 at 1:32pm MDT