

## \$475,000 - 12825 207 Street, Edmonton

MLS® #E4434699

**\$475,000**

4 Bedroom, 3.50 Bathroom, 1,785 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Welcome to this fully finished half duplex offering space, comfort and functionality! This home has a total of 4 bedrooms, 3.5 bathrooms, and a fully finished basementâ€”perfect for families or investors alike. Freshly painted, this home feels bright, clean, and move-in ready. Enjoy the brand new plush carpet on the stairs and stylish laminate flooring throughout the second level, enhancing both aesthetics and durability. Upstairs a generous bonus room provides the perfect space for a second family room, home office or play room. The fully developed basement adds valuable living space. Step outside and be amazed by the massive pie-shaped lotâ€”a rare find! Whether youâ€™re dreaming of a garden, a play area for kids, or entertaining under the stars, thereâ€™s room for it all. Too hot? Move inside and enjoy the central air conditioning and beautiful living space. Located in a quiet cut-de-sac with great access to all amenities, move-in ready and loaded with value!

Built in 2017

### Essential Information

MLS® # E4434699

Price \$475,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,785
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	12825 207 Street
Area	Edmonton
Subdivision	Trumpeter Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0K2

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 6th, 2025  
Days on Market      4  
Zoning                Zone 59

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