

Courtesy Of Moe Charara and Ray Elwenni Of Royal LePage Arteam Realty

## \$344,980 - 52 13139 205 Street, Edmonton

MLS® #E4433523

**\$344,980**

3 Bedroom, 2.50 Bathroom, 1,173 sqft

Condo / Townhouse on 0.00 Acres

Trumpeter Area, Edmonton, AB

Welcome to Skylark 87 located just minutes south of St. Albert. Trumpeter on Big Lake is taking flight with over 300 acres of rolling hills, mature woodlands and natural wetlands. Trumpeter is home to a wide variety of wildlife, over 220 bird species, and now you can make this exceptional location your home too. This exceptional 2 storey townhome features quality finishing throughout including quartz counter tops, vinyl plank flooring, ceramic tile backsplash, ceramic tile floors, stainless appliances, and so much more. The open concept main floor has a cozy kitchen with peninsula island overlooking the dining room, and stylish living room. The upper floor features a generous master w/walk in closet and 4 piece ensuite, 2 additional bedrooms, & the laundry room. Unfinished basement awaits your finishing touch. Enjoy summer days on your rear deck while viewing the lake. All of this value just minutes from the Anthony Henday. At this price, what are you waiting for? Come take a peak.

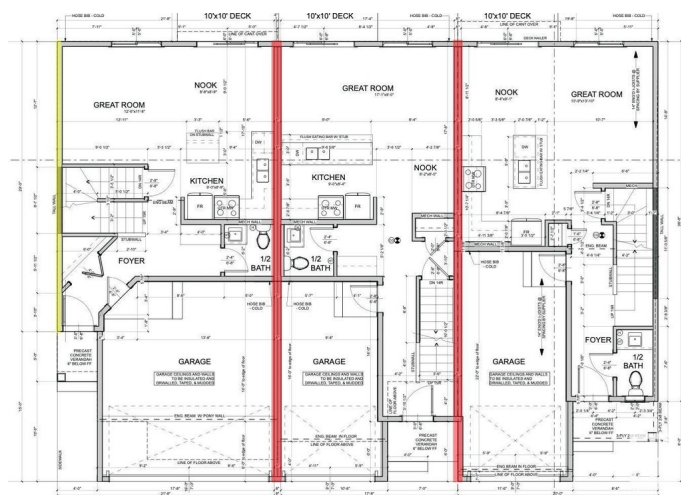
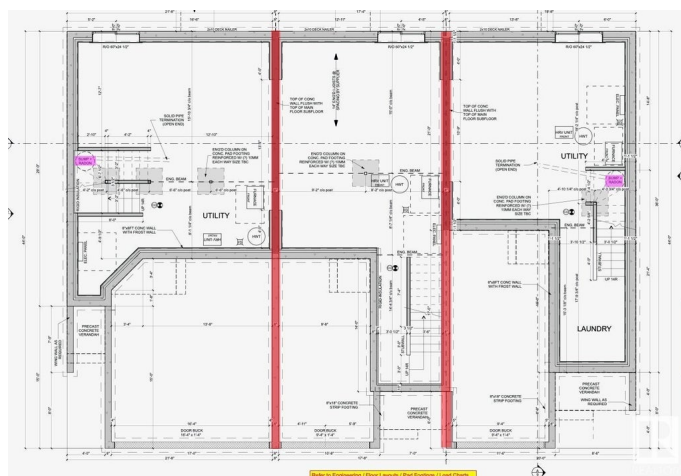
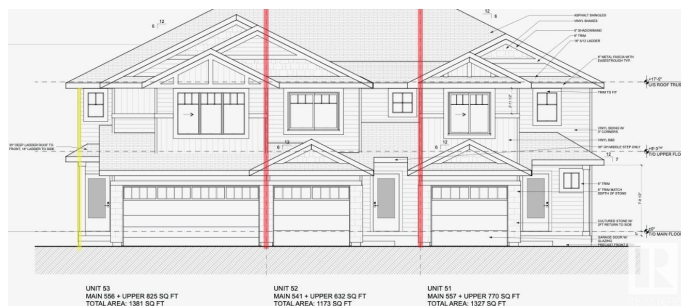
Built in 2025

### Essential Information

MLS® # E4433523

Price \$344,980

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,173             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 52 13139 205 Street |
| Area        | Edmonton            |
| Subdivision | Trumpeter Area      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5S 0N1             |

### Amenities

|           |                                                                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks |
| Parking   | Single Garage Attached                                                                                                                                                         |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Shopping Nearby, View Lake, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 59          |
| Condo Fee      | \$174            |

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Listing information last updated on June 6th, 2025 at 12:02pm MDT