

## \$350,000 - 13003 205 Street, Edmonton

MLS® #E4435130

**\$350,000**

2 Bedroom, 2.50 Bathroom, 1,417 sqft  
Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

No condo fees on a green belt!?! Visit the REALTOR®'s website for more details. This duplex in Trumpeter is over 1,400 sq ft with a garage & a yard. Imagine welcoming your friends into your new house as they compliment you on the open-concept main floor & great upgrades! Quartz countertops & layered lighting set the vibe on the main floor so you can adjust the atmosphere when you entertain. The SE facing backyard is BBQ ready & more private than most given that it backs onto a green space instead of neighbours windows. From here, you can fast track throughout Edmonton on the Anthony Henday plus the access to restaurants, rec centers, & shopping in St. Albert is easy. Trumpeter is known for it's great outdoor amenities including walking paths & parks. This duplex was built in 2015 so windows & shingles are still a long way off plus the basement is yours to grow into & develop. If you're looking for a place you can be proud of with a yard & a garage, but no condo fees, then this home might be your home.

Built in 2015

### Essential Information

MLS® #	E4435130
Price	\$350,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,417
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	13003 205 Street
Area	Edmonton
Subdivision	Trumpeter Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0G4

### **Amenities**

Amenities	On Street Parking, Deck, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **School Information**

Elementary	David Thomas King School
Middle	David Thomas King School
High	Jasper Place School

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	6
Zoning	Zone 59

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