

## **\$639,900 - 13043 206 Street, Edmonton**

MLS® #E4457183

**\$639,900**

4 Bedroom, 3.50 Bathroom, 2,496 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Move in ready & fully finished in nature filled TRUMPETER! Work from home or need 4 above grade bedrooms? This one has a main floor option. Like to cook & entertain? The kitchen is a CHEF'S DREAM /w lots of granite counterspace, GAS range, built in pantry, bar seating, gorgeous custom cabinetry & large dining room that will accommodate family gatherings. Kids need a space to play while you relax outside? Yard is fully landscaped /w established shrubs, COMPOSITE DECK + room for a trampoline! You'll enjoy feeling pampered in the HUGE PRIMARY /w walk in closet & luxurious ensuite featuring jetted tub, DOUBLE SINKS, large shower & private water closet. Never haul laundry up the stairs again, UPPER LEVEL LAUNDRY /w cabinetry! A BONUS ROOM for the kids, 2 more beds + full bath complete the upper level. Friends will want to come over to watch the game in the basement offering rec room, WET BAR /W DISHWASHER & full bath. Never leave the truck + SUV outside again, heated garage 25x24 /w 9ft door. Welcome Home!

Built in 2014

### **Essential Information**

MLS® # E4457183

Price \$639,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,496                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13043 206 Street |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0J3          |

### Amenities

|                |                                                                                                                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Wet Bar, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 4                                                                                                                                                                                                                            |
| Parking        | Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized, See Remarks                                                                                                                                       |

### Interior

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Dishwasher-Two, Garage Heater, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| Fireplaces        | Mantel                                                                                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                                                                              |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

**Exterior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                 |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                 |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | DavidThomKing/Annunciation |
| Middle     | DavidThomKing/StThomasMore |
| High       | JasperPlace/StFrancisXavie |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 59              |

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Listing information last updated on September 17th, 2025 at 3:17am MDT