

\$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 6
Zoning Zone 59

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