

Courtesy Of Nicole L McFatridge Of Sarasota Realty

## \$648,800 - 13007 213 Street, Edmonton

MLS® #E4454337

### \$648,800

3 Bedroom, 2.50 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Welcome to this beautifully crafted family home, ideally situated on a quiet street in the heart of Trumpeter at Big Lake. Offering nearly 2,200 sqft. of thoughtfully designed living space, this property is both functional & stylish. The main floor boasts a spacious foyer, a versatile flex room, a bright open-concept kitchen with quartz countertops & a walk-through pantry that connects to the mudroom with built-in cubbies, a generous closet, & garage access. The great room is accented by a cozy electric fireplace, while large windows fill the home with natural light. A convenient 2-pc bath completes the main level. Upstairs, you'll find 3 bedrooms, including a primary suite with a WIC & 3-pc ensuite, along with a bonus room, 4-pc bath, & laundry. The finished basement offers a spacious recreation area with potential for an additional bedroom & bathroom, plus plenty of storage. This home is close to all amenities with quick access to the Henday & Yellowhead Trail, perfect for family living & convenience.

Built in 2024

### Essential Information

MLS® # E4454337

Price \$648,800

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,153                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13007 213 Street |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0T7          |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Exterior Walls- 2"x6", See Remarks |
| Parking Spaces | 4                                                       |
| Parking        | Double Garage Attached                                  |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Insert                                                                                                                                      |
| Stories           | 2                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                              |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Stone, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 26                |
| Zoning         | Zone 59           |

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Listing information last updated on September 17th, 2025 at 4:32am MDT