

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## **\$669,900 - 13039 212 Street, Edmonton**

MLS® #E4456961

**\$669,900**

5 Bedroom, 3.00 Bathroom, 2,339 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

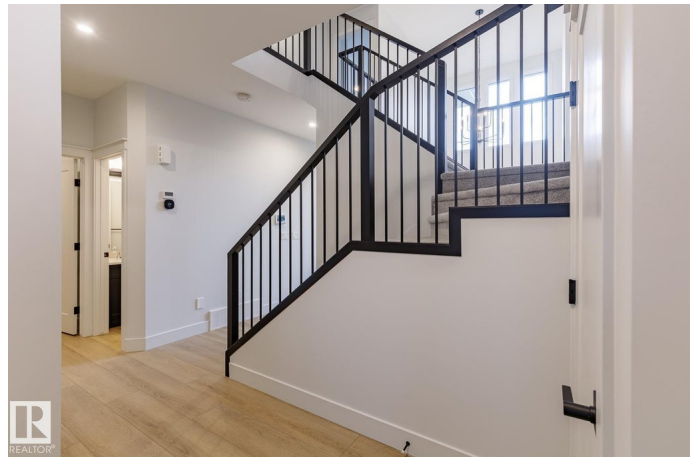
BRAND NEW HOME, 5 BEDROOMS, 3 FULL BATHROOMS, BACKING WALKING TRAIL (not zerolot), Built by Award Winning Builder Montorio Homes, the Salerno is a Classic Beauty Mixed with many Modern Details Featuring 18' Feet Open to Below in the Great Room c/w Electric F/P with Mantel and Detail. The Floorplan is Ideal for Families Looking for Functional Living Spaces this home offers Bedroom/Full Bathroom on Main Floor, Mudroom and Walk-through Pantry. The Designer Kitchen has Plenty of Counterspace for Entertaining and Meal Preparation, an Abundance of Natural Light. Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Upgraded Finishing Package, Soft Close Cabinets, Quartz Countertops with Undermount Sinks, Railing with Metal Spindles, Smart Home Security and SEPERATE ENTRANCE to Basement for Future Rental Income all Situated on the Shores of Big Lake with 67 acres of Environmental Reserve, Various Ponds and Wetlands within the Community and easy access to the Anthony Henday.

Built in 2024

### **Essential Information**

MLS® # E4456961

Price \$669,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,339                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13039 212 Street |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 5E1          |

### Amenities

|           |                                                                                                                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In, HRV System |
| Parking   | Double Garage Attached                                                                                                                                                                            |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | ensuite bathroom                               |
| Appliances        | Alarm/Security System, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas                      |
| Fireplace         | Yes                                            |
| Fireplaces        | Insert                                         |
| Stories           | 2                                              |
| Has Basement      | Yes                                            |
| Basement          | Full, Unfinished                               |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                       |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 57                  |
| Zoning         | Zone 59             |

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