

# \$739,900 - 12911 213 Street, Edmonton

MLS® #E4416845

## \$739,900

3 Bedroom, 3.50 Bathroom, 2,087 sqft  
Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

NET ZERO CERTIFIED -Includes 30+ solar panels; Jayman BUILT's proprietary wall system with the complete Net Zero building Envelope & triple Pane Windows with Argon Fill. Air source electric heat pump heating & cooling system with electric back up; Merv 15 Air filter. Spacious foyer; 9' ceilings; vinyl plank flooring; den/flex room; great room with electric fireplace; spacious dining area. The kitchen has quartz counter tops, an island with eating bar, walk through pantry to the large mud room & garage entrance & stainless steel appliances included. The second floor has a luxurious owners suite with walk in closet & full ensuite. There is also a large bonus room, two more bedrooms, a laundry room & a second full bath. The basement offers a theater room with wet bar & snack area; a full bath and an exercise gym.

Built in 2022

### Essential Information

MLS® #	E4416845
Price	\$739,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,087



Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12911 213 Street
Area	Edmonton
Subdivision	Trumpeter Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0R9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Hot Water Tankless
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed January 2nd, 2025

Days on Market 106

Zoning Zone 59

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