

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## \$774,900 - 13113 212a Street, Edmonton

MLS® #E4456960

**\$774,900**

4 Bedroom, 3.00 Bathroom, 2,434 sqft  
Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

POND-BACKING WALK-OUT LOT! Award Winning Builder Montorio Homes offers the Florence Model. A Classic Beauty Mixed with Plenty of Upgrades, Centered around a Breathtaking Curved Staircase Entry with Upgraded Railing. A Gourmet Kitchen/Livingroom w/Gas Fireplace and OPEN TO BELOW. This home is ideal for Families Looking for Plenty of Space, includes 4 Bedrooms (one on Main Floor), 3 Full Bathrooms, Bonus Room, Dining/Bar Area and Mudroom. The Designer Kitchen has Plenty of Counter Space for Entertaining and Meal Preparation, an Abundance of Natural Light with Large Walk-in Pantry. Many Upgrades include 18' Ceilings, Luxury Vinyl Plank, Upgraded Tile and Backsplash, Modern Cabinets with Soft Close and Quartz Countertops with Undermount Sinks and a Side Entrance for Future Rental Income Suite 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® #	E4456960
Price	\$774,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,434
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	13113 212a 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, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, Exterior Walls 2"x8", 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	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
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Exterior Features Airport Nearby, Flat Site, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, 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 36  
Zoning Zone 59

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Listing information last updated on October 14th, 2025 at 1:32am MDT