

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## **\$699,900 - 13039 212 Street, Edmonton**

MLS® #E4456961

**\$699,900**

5 Bedroom, 3.00 Bathroom, 2,339 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

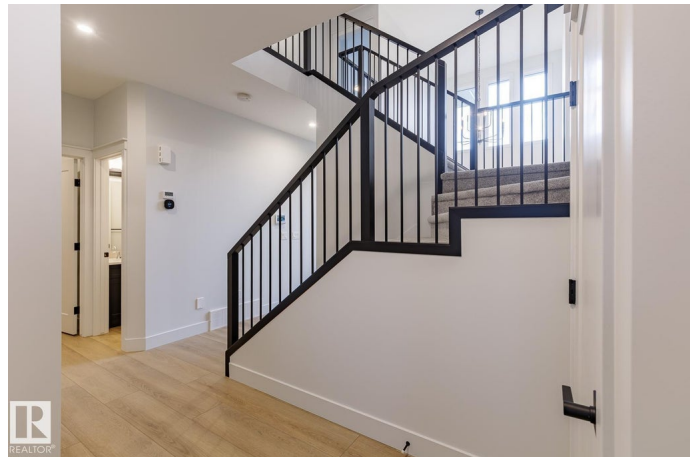
BRAND NEW HOME, 5 BEDROOMS, 3 FULL BATHROOMS, BACKING WALKING TRAIL (not zerolot), Built by Award Winning Builder Montorio Homes, the Salerno is a Classic Beauty Mixed with many Modern Details Featuring 18' Feet Open to Below in the Great Room c/w Electric F/P with Mantel and Detail. The Floorplan is 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 \$699,900



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	3
Zoning	Zone 59

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Listing information last updated on September 11th, 2025 at 12:17am MDT