

## \$434,900 - 3 13119 209 St, Edmonton

MLS® #E4451206

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,464 sqft

Condo / Townhouse on 0.00 Acres

Trumpeter Area, Edmonton, AB

Beautiful Trumpeter Village! This beautifully maintained detached home offers the perfect blend of privacy and low-maintenance living. Featuring an attached garage, private fenced yard, and spacious deck, this home is ideal for relaxing or entertaining outdoors. Inside, you'll find quality finishes throughout, including modern flooring, elegant fixtures, and an open-concept layout with spacious rooms and 4 pc ensuite bathroom. The kitchen boasts sleek cabinetry and ample counter space, perfect for any home chef. Stay comfortable year-round with central air conditioning. Located in a quiet, well-managed community close to a pond right across, parks, walking trails, and amenities, this is a rare opportunity to enjoy condo convenience without compromising space or style. Best of all, this property comes fully fenced and landscaped with a deck! Located close to all amenities and easy access to major roads like the Henday and Yellowhead trail. A must-see! some pictures are virtually staged.

Built in 2022

### Essential Information

MLS® # E4451206

Price \$434,900

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,464                |
| Acres          | 0.00                 |
| Year Built     | 2022                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3 13119 209 St |
| Area        | Edmonton       |
| Subdivision | Trumpeter Area |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5S 0P4        |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Vinyl Windows |
| Parking Spaces | 2                                             |
| Parking        | Over Sized, Single Garage Attached            |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Stories           | 2                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                              |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Vinyl                                                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 5th, 2025  
Days on Market                15  
Zoning                              Zone 59  
Condo Fee                        \$94

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