

## \$419,800 - 12821 203a Street, Edmonton

MLS® #E4450578

**\$419,800**

3 Bedroom, 2.50 Bathroom, 1,372 sqft  
Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Tucked away on a quiet street in a family-friendly community, this beautifully maintained home offers everything you could ever want & more! Step inside to discover an open-concept main floor featuring durable vinyl plank flooring, a spacious living/dining area & a gorgeous, modern kitchen w/quartz countertops, large island w/an eating bar & plenty of cabinetry. The neutral tones & quality finishes throughout create a warm & welcoming atmosphere. A convenient 2-pce powder room completes the main level. Upstairs, you'll find 3 generously sized bedrooms, including a spacious primary suite w/a private ensuite & double closet system. The 2nd/3rd bdrms share a full 4-pce bath - ideal for kids or guests. The unfinished basement offers loads of potential w/ large window & bathroom rough-in, just waiting for your personal touch. Outside, enjoy your fully fenced yard, double garage. With new central A/C w/ 10 yr warranty, thoughtful upgrades & an unbeatable location, this home is the total package! Don't miss out!

Built in 2017

### Essential Information

MLS® # E4450578

Price \$419,800



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,372                |
| Acres          | 0.00                 |
| Year Built     | 2017                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12821 203a Street |
| Area        | Edmonton          |
| Subdivision | Trumpeter Area    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5S 0M6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Composition, Stone, Vinyl                               |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 59         |

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Listing information last updated on August 10th, 2025 at 7:47pm MDT