

## \$774,900 - 12948 202 Street, Edmonton

MLS® #E4457696

**\$774,900**

4 Bedroom, 3.50 Bathroom, 2,497 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

Honey, stop the car! This luxurious pond backing 2-storey in Trumpeter has tons of upgrades throughout and has just been repainted. The main floor boasts a beautiful chef's kitchen with granite countertops, gas stove, stainless appliances and tons of storage space and looks into the living room with stone surround linear gas fireplace complete with newly refinished, wide plank flooring. The dining room has garden doors which open up to the Raised deck with strairs to the pond backing yard. Completing this level, the main floor Bedroom/Office and 2 piece bath. Upstairs we find 3 large bedrooms including a huge primary with 5 piece ensuite and heated flooring! The enlarged walk-in closet has washer/dryer for your convenience, and there are California Closets as well as automated blinds! Did I mention A/C, Vac system... So many features I can't list them all. Finally, the walk out basement has a huge Rec room, Full Bathroom and wine room right behind the beautiful wet bar with granite top. VIEW TODAY!



Built in 2012

### Essential Information

MLS® # E4457696

Price \$774,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,497                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12948 202 Street |
| Area        | Edmonton         |
| Subdivision | Trumpeter Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5S 0E2          |

### Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Hot Water Instant, Hot Water Tankless, No Smoking Home, Walkout Basement, Wet Bar |
| Parking Spaces | 4                                                                                                                           |
| Parking        | Double Garage Attached                                                                                                      |
| Is Waterfront  | Yes                                                                                                                         |

### Interior

|                   |                                                                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Refrigerators-Two, Dishwasher-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                                         |
| Fireplaces        | Heatilator/Fan, Stone Facing                                                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                                         |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl

Exterior Features      Backs Onto Lake, Backs Onto Park/Trees, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                September 13th, 2025

Zoning                      Zone 59

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