

## \$632,785 - 13140 214, Edmonton

MLS® #E4465188

### \$632,785

3 Bedroom, 2.50 Bathroom, 1,753 sqft

Single Family on 0.00 Acres

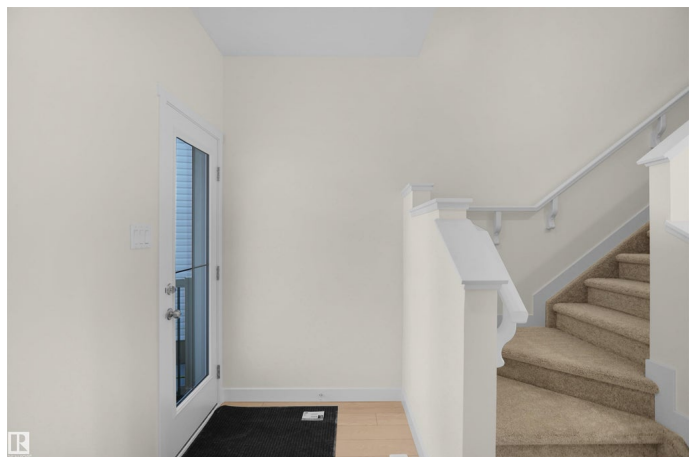
Trumpeter Area, Edmonton, AB

Welcome to the "Willow" built by the award-winning builder Pacesetter homes and is located in the heart of Trumpeter and just steps to the walking trails and parks. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room. Upstairs is the Primary retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. Close to all amenities and also comes with a side separate entrance perfect for future development. \*\*\* Home is under construction and the photos used are from the same model colors may vary to be complete by April 2026 \*\*\*

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465188  |
| Price     | \$632,785 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,753                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 13140 214      |
| Area        | Edmonton       |
| Subdivision | Trumpeter Area |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5S 0X1        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                               |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, 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                November 8th, 2025  
Days on Market        6  
Zoning                    Zone 59

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Listing information last updated on November 14th, 2025 at 6:17pm MST