

# \$525,000 - 13812 149 Avenue, Edmonton

MLS® #E4427284

**\$525,000**

4 Bedroom, 2.50 Bathroom, 1,728 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

AMAZING open concept 2 storey located in Cumberland is the perfect family home. This house has Maple hardwood floors on the main floor, bonus room and in the upstairs bedrooms. Lots of counter space in the kitchen including island, walk through pantry and loads of cupboards. The naturally bright living room is open to the kitchen and features a gas fireplace with ceramic tile surround and a Maple mantle. The dining room patio doors lead to the back yard and a large deck perfect for entertaining. 3 bedrooms upstairs including a large master with 4 piece ensuite, 2 kids bedrooms and a main 4 piece main bathroom. The basement is finished with a bedroom, recreation room and a bathroom just waiting to be completed. Central air conditioning is also included and the extra long driveway measuring 34' is a bonus!

Built in 2004

## Essential Information

MLS® #	E4427284
Price	\$525,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,728



Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	13812 149 Avenue
Area	Edmonton
Subdivision	Cumberland
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1S1

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 25th, 2025
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Days on Market 18

Zoning Zone 27

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