

## \$499,500 - 13812 149 Avenue, Edmonton

MLS® #E4434967

**\$499,500**

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! **DON'T MISS THIS ONE !!**

Built in 2004

### Essential Information

MLS® #	E4434967
Price	\$499,500
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	Deck
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 6th, 2025
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Days on Market 42

Zoning Zone 27

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