

## \$445,000 - 15056 131 Street, Edmonton

MLS® #E4443077

**\$445,000**

3 Bedroom, 2.00 Bathroom, 1,441 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Investor alert! This corner-lot property in Cumberland offers serious value with a 1 bed + den legal suite previously rented at \$1,500/monthâ€”covering over half your mortgage with just 5% down. Located steps from Cumberland Park and close to major bus routes, plus minutes to 137 Ave & 97 St with access to shopping, restaurants, gyms, and more. The main level features vaulted ceilings, stainless steel appliances, and an open layout with plenty windows for natural light lovers! Upstairs offers 2 bedrooms, a den (ideal walk-in closet) & laundry. This is not your avg basement suite. The suites main living & kitchen area are on grade level & flooded w/sunlight. Enjoy a private yard with a freshly painted deck, RV parking, and a rough-in for a hot tub. Plusâ€”a heated triple garage with tall overhead doors & 220V rough-in. Some areas are freshly painted & the home was professionally cleaned pre-list. Roof was done in Summer 2024, & furnace, A/C, and hot water on demand from fall 2018. Live in, rent outâ€”or both!

Built in 1999

### Essential Information

MLS® # E4443077

Price \$445,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,441
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	15056 131 Street
Area	Edmonton
Subdivision	Cumberland
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1K3

### Amenities

Amenities	On Street Parking, Air Conditioner, Crawl Space, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, Vaulted Ceiling, Vinyl Windows
Parking	RV Parking, Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	6
Zoning	Zone 27

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Listing information last updated on June 25th, 2025 at 4:47am MDT