

Courtesy Of Nathan Aung-Chen Of MaxWell Polaris

## \$555,000 - 13906 146 Avenue, Edmonton

MLS® #E4420054

**\$555,000**

4 Bedroom, 3.50 Bathroom, 1,529 sqft  
Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Treasure in Cumberland! This beautiful well-maintained two storey house has 4 bedrooms, 3.1 baths, and offers total living space 2208 square ft. CONVENIENT location! Nestled in the heart of Cumberland, located right beside a K-9 School, close proximity to a shopping centre, restaurants, grocery stores, registry office, Lucky Super Market, business area, easy access to Yellow Head and Anthony Henday. QUALITY home built by Jayman Master builder. UPGRADE A Lots, new roofing done in 2024, fully finished basement, hot water tank, washer and dryer replaced. CHARMING Family Home, front entry is welcomed by the spacious den, wide open kitchen and fireplace living room, double attached garage, and 2 extra parking on the drive way. Laundry on the main floor. Ensuite master bedroom has 4 pieces, walk-in shower and bath tub. MORE spaces and storage, Ensuite bed room guest and recreational/gamer room in the basement. Buyer to accept deck without a permit.

Built in 2005

### Essential Information

MLS® #	E4420054
Price	\$555,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,529
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	13906 146 Avenue
Area	Edmonton
Subdivision	Cumberland
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1X9

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Guest Suite, Hot Water Natural Gas, Television Connection
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Insert, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed	February 2nd, 2025
Days on Market	39
Zoning	Zone 27

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