

## \$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 |
|-------------|---------------|

Days on Market 41

Zoning Zone 27

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Listing information last updated on June 16th, 2025 at 4:32pm MDT