

**\$539,900 - 13906 146 Avenue, Edmonton**

MLS® #E4429324

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,508 sqft  
Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Welcome to the two story , well maintained home nestled in the quiet community of Cumberland. Very close to various walk paths and a K-9 school Hilwie Hamdon public school.Dog friendly area as well vast amounts of shopping and restaurants at your leisure. Kitchen has an island with a sink and two brand new appliances as well as a formal dining room and a family room with a fireplace to keep you warm during those cold days of winter. Main floor laundry and new flooring upstairs that have 3 bedrooms with an en suite as well as a guest bathroom. Basement is fully finished with an additional bedroom and full bath as well a rec room. Newer furnace and HWT and a new roof(2024)

Built in 2005

**Essential Information**

MLS® #	E4429324
Price	\$539,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,508
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	Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	72
Zoning	Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 9:02pm MDT