

## \$509,000 - 13906 146 Avenue, Edmonton

MLS® #E4449063

**\$509,000**

4 Bedroom, 3.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

**PREMIUM 2 STOREY!** Welcome to this beautifully upgraded custom home in family-friendly Cumberland! Featuring 4 bedrooms, 3.5 baths, and stunning hardwood & ceramic tile throughout—no carpet here! Recent updates include a new roof, furnace & HWT (2024), so all the big-ticket items are done. The open-concept main floor offers a chef's kitchen with espresso cabinetry, quality appliances, island, pantry & loads of counter space—open to a bright living room with fireplace & large windows. The dining area leads to a spacious deck and fenced yard. Convenient main floor laundry & 2-pce bath. Upstairs boasts 3 bedrooms with Vinyl plank floors, a full bath, and luxurious primary suite with walk-in closet, 4-pce ensuite, jacuzzi tub & separate shower. The fully finished basement offers a 4th bedroom with ensuite, family room & storage. The attractive exterior has a drywalled garage & large fenced yard. The prime location is just steps to an off-leash dog park, great schools, and major shopping. Truly move-in ready!

Built in 2005

### Essential Information

MLS® # E4449063

Price \$509,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,507
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, Vinyl Windows, See Remarks
Parking Spaces	4
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
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	2
Zoning	Zone 27

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