

## \$435,000 - 12812 146 Avenue, Edmonton

MLS® #E4457326

**\$435,000**

3 Bedroom, 2.00 Bathroom, 1,108 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Welcome to this well-maintained 4-level split, offering a functional layout and numerous upgrades. The upper level features 2 spacious bedrooms and a 4-piece bath, while the main level includes a bright kitchen, dining room, living room, and breakfast nook. The lower level provides a cozy family room, additional bedroom, and 3-piece bath—perfect for guests or teens. Recent upgrades ensure peace of mind, including a high-efficiency furnace with new control board, central A/C (2023), newer hot water tank, updated plumbing and sump pump. Interior updates include newer carpet, refinished bathtub, Moen faucets, and washer/dryer. Outside, enjoy 30-year shingles, insulated garage roof, shed, and refreshed landscaping with a Mountain Ash tree and rock garden. With energy-efficient systems, modern improvements, and a versatile floor plan, this home is move-in ready and ideal for family living.

Built in 1993

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457326  |
| Price     | \$435,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,108                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12812 146 Avenue |
| Area        | Edmonton         |
| Subdivision | Cumberland       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 1C5          |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached                 |

### Interior

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                               |
| Fireplace    | Yes                                                                                                                     |
| Fireplaces   | Stone Facing                                                                                                            |
| Stories      | 3                                                                                                                       |
| Has Basement | Yes                                                                                                                     |
| Basement     | Full, Unfinished                                                                                                        |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                     |
| Exterior Features | Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 11th, 2025  
Days on Market                13  
Zoning                              Zone 27

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Listing information last updated on September 23rd, 2025 at 9:47pm MDT