

## \$484,900 - 12831 149 Avenue, Edmonton

MLS® #E4458721

**\$484,900**

4 Bedroom, 2.50 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Charming and well cared for 2 Storey home with 3 + 1 bedrooms and 3 bathrooms. This property has many features as you walk through the door, the entrance has a cathedral ceiling and ceramic flooring leading to cozy livingroom with Brazilian hardwood flooring, gas fireplace - tile surround, the bright open kitchen has ample cupboard and counter top space, gas stove, newer built in dishwasher and fridge (2022) and convenient breakfast bar. Mainfloor laundry washer/dryer purchased in 2023 and 2 piece bathroom. Three generous size bedroom upstairs, master bedroom has with walk in closet and 4 piece ensuite renovated in 2020. The basement is fully finished with updated carpeting (2020), an additional bedroom and rec room. Enjoy the fully fenced private backyard with a beautiful 2 tiered aggregate patio. Roof, Furnace and Central Air-Conditioning replaced (2018), Hot Water Tank (2022) and Garage Opener (2023). Come see this beautiful home today!

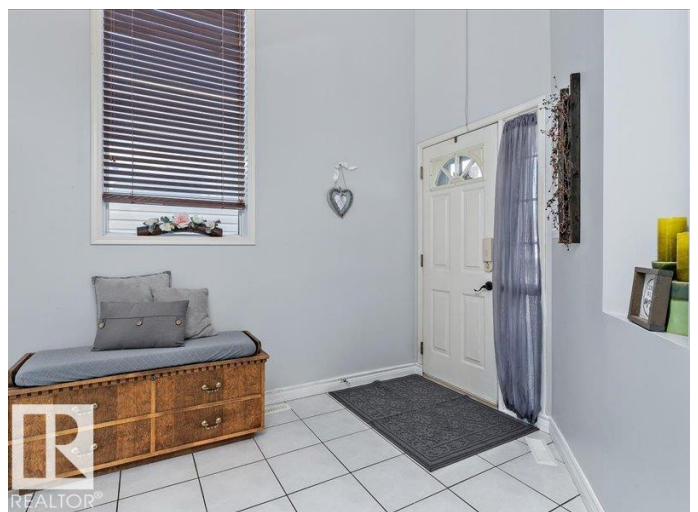
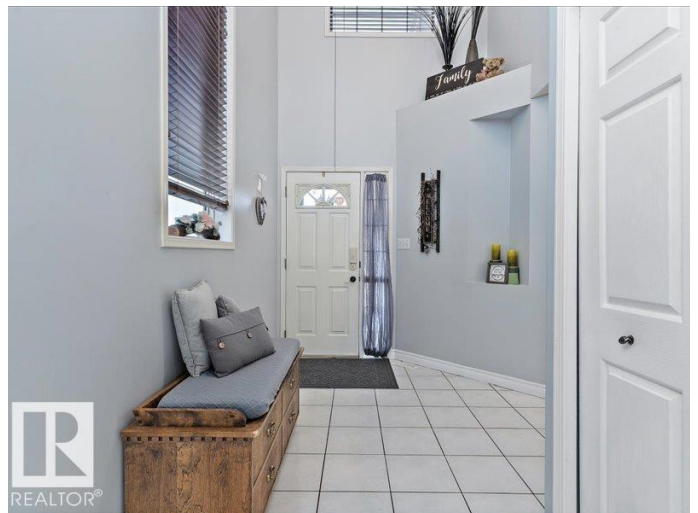
Built in 1995

### Essential Information

MLS® # E4458721

Price \$484,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,604                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12831 149 Avenue |
| Area        | Edmonton         |
| Subdivision | Cumberland       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 1G1          |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Air Conditioner, No Smoking Home, Patio, See Remarks |
| Parking   | Double Garage Attached                               |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Tile Surround                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                          |
| Exterior Features | Fenced, Landscaped, Level Land, No Back Lane, Park/Reserve, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 27              |

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Listing information last updated on September 23rd, 2025 at 11:02am MDT