

## **\$539,950 - 12836 144 Avenue, Edmonton**

MLS® #E4450529

**\$539,950**

6 Bedroom, 3.50 Bathroom, 1,665 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Get inspired in Cumberland-one of Edmonton's safest and most desirable areas, steps from schools, spray park, ponds, and walking trails! This renovated 6-bedroom family home with 2 kitchens features fresh paint on all 3 levels and new vinyl flooring upstairs and on the grand staircase. Vaulted ceilings welcome you into the main floor with hardwood flooring and an open-concept living/dining area featuring a gas fireplace. The bright white U-shaped kitchen overlooks the private backyard/deck with gazebo. The main level includes a 2pc powder room, laundry, and abundant windows that fill the home with natural light. Upstairs offers a spacious master bedroom with walk-in closet and 3pc ensuite, 2 more bedrooms, and a 4pc bath. Lower level features a 2nd kitchen, family room, 3pc bath, 2 bedrooms with newer windows, and a sound/fireproof ceiling with laminate flooring. The double attached garage is insulated and drywalled. Numerous updates include shingles, furnace, HWT, most windows, paint, and flooring.

Built in 1993

### **Essential Information**

MLS® # E4450529

Price \$539,950



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,665                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12836 144 Avenue |
| Area        | Edmonton         |
| Subdivision | Cumberland       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 1C7          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Gazebo                       |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 3                                                                                               |
| Has Suite         | Yes                                                                                             |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Finished                                                                                  |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Fenced, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 27         |

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