

Courtesy Of Patrick Leclair Of Initia Real Estate

# \$549,900 - 13906 146 Avenue, Edmonton

MLS® #E4429324

**\$549,900**

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

Cumberland, Edmonton, AB

Welcome to the Property that has everything you need. Very close to a public k-9 school Hilwie Hamdon, just a min walk away with an after school Ymca run daycare. Nestled closely to dozens of restaurants and all kinds of markets such as Lucky, Superstore, just to many to mention. Public transportation just steps away, lots of entertainment and more and quick access to the Henday and Yellowed Trail. Like gardening? Lots of space in the backyard , already set up waiting for your touch, whether to grow veggies or some nice flowers. Sellers also put a lot of work into the property , New roof 2024 equals peace of mind New flooring upstairs and hallway 2024 New hardwood main floor 2021 brand new stove and dishwasher New laundry pair 2022(main floor ) HWT 2020 and basement is finished 2021 with permits

Built in 2005

## Essential Information

MLS® #	E4429324
Price	\$549,900
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
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Days on Market 15

Zoning Zone 27

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Listing information last updated on April 18th, 2025 at 11:47pm MDT