

## \$554,900 - 341 Calderon Crescent, Edmonton

MLS® #E4439486

**\$554,900**

5 Bedroom, 3.50 Bathroom, 1,901 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Incredible opportunity to own in Cumberland—a dynamic community known for scenic parks, winding trails, and top-tier family amenities. This air-conditioned 1900 sqft features 5 bedrooms, 3.5 baths, and a unique layout designed for modern living. The main floor boasts a sun-filled living room with a gas fireplace, elegant dining, a bright nook with deck access, and a stylish kitchen with stainless steel appliances and a corner pantry. Upstairs offers a large primary suite with WIC & 5-pc spa-like ensuite, two more bedrooms, a 4-pc bath, a bonus room, and laundry. Enjoy a heated double garage for year-round comfort. The fully fenced backyard is an entertainer's dream with privacy trees, fire pit, and plenty of room to play. Finished basement adds rec space, 2 more bedrooms, and a 3-pc bath. Major upgrades include a new furnace, carpets, appliances, lighting, and shingles. Steps to Cumberland Lake & park, playgrounds, and a K-9 school, with quick access to transit and major roads. Truly the full package!

Built in 2003

### Essential Information

MLS® # E4439486

Price \$554,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,901                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 341 Calderon Crescent |
| Area        | Edmonton              |
| Subdivision | Cumberland            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6V 1R4               |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Induction, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 27        |

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Listing information last updated on June 16th, 2025 at 7:17am MDT