

# \$537,500 - 13904 146 Avenue, Edmonton

MLS® #E4453055

## \$537,500

4 Bedroom, 3.50 Bathroom, 1,697 sqft  
Single Family on 0.00 Acres

Cumberland, Edmonton, AB

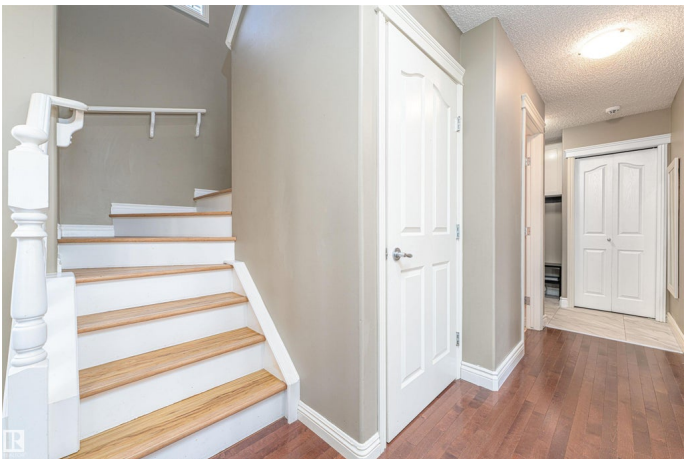
Welcome to this move-in ready corner lot, with a total living space of 2359 sq ft. This house is steps from a K&#8209;9 school and minutes from shopping and dining. Features include:

- Bright open-concept main floor with stainless steel appliances & walk-in pantry
- Spacious living room, dining area to two-tier deck with pergola
- Upstairs: 3 bedrooms + bonus room, primary suite with 4-pc ensuite & walk-in closet
- Finished basement with 4th bedroom, family room & heated-floor bathroom
- Central A/C, landscaped yard with shed, and double garage with side entrance

Built in 2005

## Essential Information

MLS® #	E4453055
Price	\$537,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,697
Acres	0.00
Year Built	2005



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13904 146 Avenue
Area	Edmonton
Subdivision	Cumberland
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1X9

### Amenities

Amenities	Air Conditioner, Deck, Gazebo, No Smoking Home, Smart/Program. Thermostat
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Hilwie Hamdon k-9
High	Ross Sheppard

**Additional Information**

Date Listed            August 14th, 2025  
Days on Market      1  
Zoning                Zone 27

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