

\$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

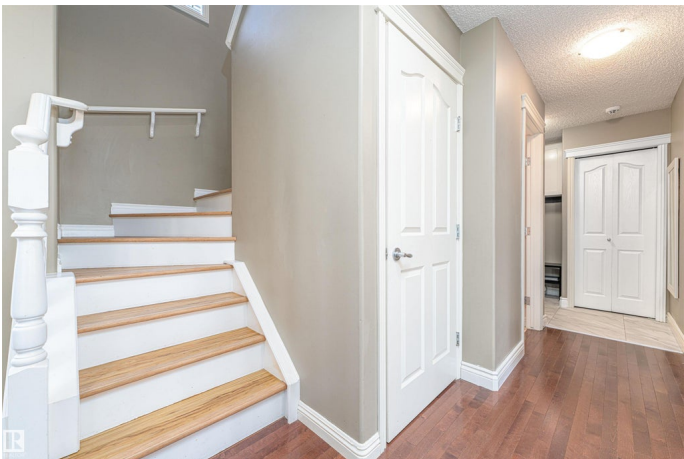
Welcome to this move-in ready corner lot, with a total living space of 2359 sq ft. This house is steps from a K‑9 school and minutes from shopping and dining. Features include:

- 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 9
Zoning Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on August 23rd, 2025 at 2:47pm MDT