

**\$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 |
|-------------|-----------------|

Days on Market 18

Zoning Zone 27

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Listing information last updated on April 22nd, 2025 at 3:02am MDT