

# \$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      19  
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 September 2nd, 2025 at 4:48pm MDT