

## \$629,900 - 13707 149 Avenue, Edmonton

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MLS® #E4462919

**\$629,900**

5 Bedroom, 3.50 Bathroom, 2,174 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Welcome to this beautifully maintained, original-owner two-storey walkout home, situated in the community of Cumberland. Backing directly onto green space and scenic walking trails, this home offers the perfect blend of nature views and urban convenience. Step inside to discover a thoughtfully designed main floor featuring both a formal living room and a cozy family room, perfect for entertaining. The spacious office is ideal for working from home, while the convenient main-floor laundry adds everyday ease. Main floor also includes an open kitchen that flows onto a huge deck overlooking the tranquil green space. Upstairs, the home has an open-to-below concept where youâ€™ll find three generously sized bedrooms, including a large primary suite. The finished walkout basement expands your living space with two additional bedrooms, full bathroom, recreation room, and a third living area. Located minutes from top-rated schools, parks, shopping, this home offers a rare combination of space, privacy, and location.

Built in 2003

### Essential Information

MLS® # E4462919

Price \$629,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,174                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13707 149 Avenue |
| Area        | Edmonton         |
| Subdivision | Cumberland       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 1R2          |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, See Remarks |
| Parking   | Double Garage Attached                       |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Insert                                                                                              |
| Stories           | 3                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Finished                                                                                      |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                             |
| Exterior Features | Backs    Onto    Park/Trees,    Fenced,    Landscaped,    Park/Reserve, |

Playground Nearby, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Hilwie Hamdon            |
| Middle     | Elizabeth Finch          |
| High       | Edmonton Islamic Academy |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 19                 |
| Zoning         | Zone 27            |

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Listing information last updated on November 9th, 2025 at 12:32am MST