

## \$445,000 - 15012 131 Street, Edmonton

MLS® #E4444354

**\$445,000**

3 Bedroom, 1.50 Bathroom, 1,368 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Welcome Home! This charming two-story home is nestled in the vibrant community of Cumberland. Upon arrival, you'll be captivated by the inviting curb appeal of this well-maintained property. The exterior features a beautifully landscaped front yard, complemented by a covered porch that adds a touch of warmth and character. The backyard has mature trees and garden boxes for the green thumb in the family. Step inside, and you'll discover a thoughtfully designed floor plan that maximizes both space and functionality. The main level boasts an open-concept layout, connecting the living, dining, and kitchen. Don't miss out on the opportunity, Whether you're a growing family, a first-time buyer, this property provides the perfect foundation for your real estate aspirations. Located across the street from Cumberland park! Many schools in the area and shopping close by. A well cared for home in a family neighbourhood.

Built in 1998

### Essential Information

MLS® #	E4444354
Price	\$445,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,368
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15012 131 Street
Area	Edmonton
Subdivision	Cumberland
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1K3

### Amenities

Amenities	Front Porch
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 26th, 2025

Days on Market 9

Zoning Zone 27

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