

\$639,900 - 13707 149 Avenue, Edmonton

MLS® #E4462919

\$639,900

5 Bedroom, 3.50 Bathroom, 2,174 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

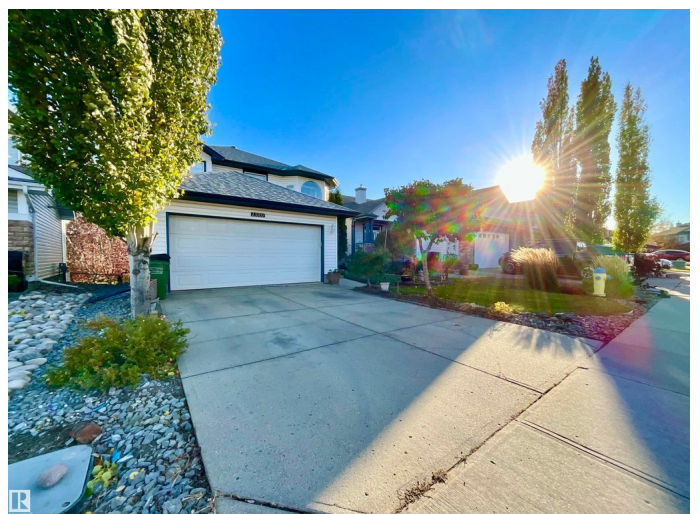
Welcome to this beautifully maintained, original-owner two-storey walkout home, situated in the community of Cumberland. Backing directly onto green space and scenic walking trails, this home offers the perfect blend of nature views and urban convenience. Step inside to discover a thoughtfully designed 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 \$639,900



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	15
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 November 5th, 2025 at 3:02am MST