



## 13540 149 Avenue Edmonton AB

\$475,000

Best Value in Cumberland! This fantastic 2 storey home offers 3 bedrooms and 2.5 baths with plenty of potential for those looking for a great layout to accommodate a personal touch. Grand front foyer with soaring 18ft ceilings creates an abundance of natural light. A large open family room with corner fireplace adjoins the dining nook and huge maple kitchen. Massive Primary bedroom has been opened up to the entire width of the home, and could easily be converted into 2 bedrooms and has another gas fireplace. Oversized 4 piece bath has a large corner jacuzzi tub, walk-in shower and huge vanity. Fully finished basement boasts another living area/rec room, 3rd bedroom, sizeable 3 pce bath and plenty of storage. Double Attached garage, Central Air conditioning and low maintenance yard make this an easy choice. Fantastic location is steps to trails, the lake, public transportation, schools, shopping and a plethora of restaurants. WELCOME HOME!!

Listing Presented By:



Originally Listed by:  
Century 21 Masters

jesse-maclean@hotmail.com  
<http://www.century21.ca/jessemaclean>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215