



## Edmonton Alberta

\$469,900

Welcome to this well-maintained 2-storey home in desirable Cumberland! Built in 2007, this 1,281 sq. ft. property offers functional living space plus an additional 528 sq. ft. of finished basement space complete with a cozy electric fireplace, built-in shelving, 3-piece bath with walk-in shower, and laundry area featuring newer Whirlpool appliances. The bright kitchen includes a corner pantry and convenient half bath near the back entrance. Major updates include furnace, A/C, and tankless hot water on demand (2023), upgraded R50 attic insulation and roof venting (2022), newer Bosch dishwasher, and water softener. Enjoy the mature, low-maintenance yard with deck, gazebo, aluminum railings, full fencing, and detached 22' garage with work bench, all completed in 2008. Ideally located just a 5-minute walk to Hilwie Hamdon K-9 School and approx. 7 minutes to Anthony Henday via Campbell Road. 2025 taxes: \$4,187.44. (id:6769)

Recreation room 4.17 m X 7.84 m

Utility room 2.6 m X 3.1 m

Living room 4.26 m X 4.38 m

Dining room 3.98 m X 2.52 m

Kitchen 3.48 m X 3.91 m

Primary Bedroom 3.98 m X 3.6 m

Bedroom 2 2.76 m X 3.81 m

Bedroom 3 2.83 m X 3.63 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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