# Edmonton Alberta

## $554,900

Incredible opportunity to own in Cumberland--a dynamic community known for scenic parks, winding trails, and top-tier family amenities. This air-conditioned 1900 sqft features 5 bedrooms, 3.5 baths, and a unique layout designed for modern living. The main floor boasts a sun-filled living room with a gas fireplace, elegant dining, a bright nook with deck access, and a stylish kitchen with stainless steel appliances and a corner pantry. Upstairs offers a large primary suite with WIC & 5-pc spa-like ensuite, two more bedrooms, a 4-pc bath, a bonus room, and laundry. Enjoy a heated double garage for year-round comfort. The fully fenced backyard is an entertainer's dream with privacy trees, fire pit, and plenty of room to play. Finished basement adds rec space, 2 more bedrooms, and a 3-pc bath. Major upgrades include a new furnace, carpets, appliances, lighting, and shingles. Steps to Cumberland Lake & park, playgrounds, and a K-9 school, with quick access to transit and major roads. Truly the full package! (id:6769)

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|---|---|
| Bedroom 4 3.4 m X 3.45 m | Breakfast 3.28 m X 2.43 m |
| Bedroom 5 2.58 m X 4.93 m | Primary Bedroom 5.23 m X 3.39 m |
| Recreation room 5.83 m X 4.95 m | Bedroom 2 2.91 m X 3.19 m |
| Living room 4.98 m X 3.68 m | Bedroom 3 2.91 m X 3.25 m |
| Dining room 4.19 m X 2.67 m | Bonus Room 3.95 m X 4.16 m |
| Kitchen 4.96 m X 4.23 m | Laundry room 1.72 m X 2.22 m |

Listing Presented By:



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