



## Edmonton Alberta

\$384,900

Welcome home to this beautiful bungalow in desirable Cumberland, Edmonton! Tucked away on a quiet street just steps from a park, this well-cared-for home shows true pride of ownership. The main floor features 14' vaulted ceilings, a cozy gas fireplace, rich hardwood floors, and ceramic tile in the kitchen. Enjoy a bright, open layout with cabinets and a kitchen sink overlooking your west-facing backyard--perfect for sunsets on the permitted deck. The primary bedroom includes a convenient 2-piece ensuite, while a second bedroom a 4-piece bath and laundry room complete the main level. The open basement offers great potential to add two more bedrooms and a spacious family room. Additional highlights include a single attached garage with direct home access, vinyl siding and windows, 50-year shingles, a sump pump, and large above-grade basement windows. Relax on the front porch with your morning coffee & enjoy this quiet, family-friendly community. Close to all amenities, Move-in ready and waiting for you! (id:6769)

Living room 4.54 m X 3.61 m

Primary Bedroom 3.93 m X 3.09 m

Dining room 3.53 m X 2.62 m

Bedroom 2 3.71 m X 2.72 m

Kitchen 3.93 m X 3.68 m

Listing Presented By:



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MaxWell Polaris

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**RE/MAX River City**

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