

## \$394,900 - 15040 131 Street, Edmonton

MLS® #E4424403

**\$394,900**

3 Bedroom, 1.50 Bathroom, 1,241 sqft  
Single Family on 0.00 Acres

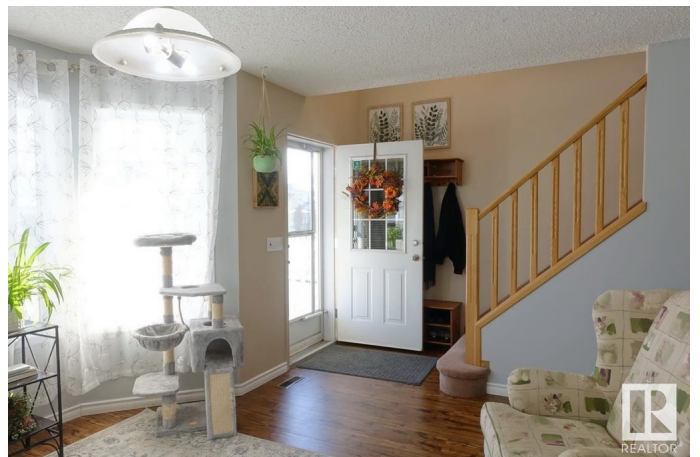
Cumberland, Edmonton, AB

A wonderful, affordable 3 bedroom home in a great location! This air conditioned 2 storey home is in on a quiet street close to schools, shopping, and services plus public transit. The home features large windows for lots of natural light throughout with a bright front living room with a bay window looking out to the front yard and porch. The kitchen features lots of counters and cabinets and is open to the family room and dining area with large windows overlooking the back yard. Upstairs features a spacious primary bedroom with a large closet and separate entrance to the main 4 piece bathroom. Second and third bedrooms round out the 2nd floor. The finished basement has a large rec room and games space. The back yard is fully fenced and features a block patio with a gazebo, grass and a large double detached garage with back alley access. Upgrades include: high eff. furnace, central A/C, shingles on house & garage, fence, paint. Charming curb appeal and very well kept home.

Built in 1999

### Essential Information

MLS® #	E4424403
Price	\$394,900
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	15040 131 Street
Area	Edmonton
Subdivision	Cumberland
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1K3

### **Amenities**

Amenities	Air Conditioner, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 6th, 2025

Days on Market      8

Zoning                 Zone 27

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Listing information last updated on March 14th, 2025 at 2:47am MDT