

## \$435,000 - 12812 146 Avenue, Edmonton

MLS® #E4457326

**\$435,000**

3 Bedroom, 2.00 Bathroom, 1,108 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Welcome to this well-maintained 4-level split, offering a functional layout and numerous upgrades. The upper level features 2 spacious bedrooms and a 4-piece bath, while the main level includes a bright kitchen, dining room, living room, and breakfast nook. The lower level provides a cozy family room, additional bedroom, and 3-piece bath—perfect for guests or teens. Recent upgrades ensure peace of mind, including a high-efficiency furnace with new control board, central A/C (2023), newer hot water tank, updated plumbing and sump pump. Interior updates include newer carpet, refinished bathtub, Moen faucets, and washer/dryer. Outside, enjoy 30-year shingles, insulated garage roof, shed, and refreshed landscaping with a Mountain Ash tree and rock garden. With energy-efficient systems, modern improvements, and a versatile floor plan, this home is move-in ready and ideal for family living.

Built in 1993

### Essential Information

MLS® #	E4457326
Price	\$435,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,108
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	12812 146 Avenue
Area	Edmonton
Subdivision	Cumberland
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1C5

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 11th, 2025

Zoning                              Zone 27

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