



Edmonton **27 Cumberland** **LP:** \$319,900
 14024 151 AV NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4139575
Style:	2 Storey	Bdrms Above:	3
Year Built:	2003	Bdrms Total:	3
Full Baths:	2	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	1,200.19	Tot A.G. SqM:	111.50

Great family home - excellent value! Move your family into this solid starter, featuring 3 bedrooms & 2.5 baths nestled in a great, quiet location in Cumberland - close to schools and all amenities. Step inside the front door to your sunny, south facing living room, with ample dining area. The kitchen is bright, features lots of counter space, and a large window to the backyard - watch the kids play while you get the snacks ready! Handy 1/2 bath on the main floor. Upstairs you'll find a huge master bedroom with a large walk-in closet. Two extra kids' bedrooms and an immaculate 4 pc bath. The finished basement has a large family room and another 4pc bathroom. The backyard is fully fenced, and ready for you to add a garage when you're ready. Start making family memories in this excellent, budget-friendly property!

Directions:

Virtual Tour: <https://youtu.be/TNR629rMIb8>

Brochure: <http://www.14024-151ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	2	0	0	Main:		
Ensuite Baths:		0	0	0	0	0	Uppr:		
Finish Levels:	3						AbGd:		
Fireplace Y/N:	Fireplace Type:						Lowr:		
Parking:	See Remarks						BIGd:		
Garage Dim:	Prk Encl/Ttl: /						Total A.G.:	111.50	1,200.19

Living Room:	M	Master Bedroom:	U
Dining Room:	M	Bedroom 2:	U
Kitchen:	M	Bedroom 3:	U
Family Room:	L	Bedroom 4:	
Den:			
Bonus Room:			

Flooring:	Carpet, Linoleum	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Vinyl	Features:	Closet Organizers, No Smoking Home
Site Influences:	Back Lane, Fenced, Landscaped, Playground Nearby, Schools		

Goods Included: Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:	305.40	Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	South
Taxes:	\$2,792.83 2018	Local Improve:			