

\$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

Days on Market 3

Zoning Zone 27

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