



Edmonton

Cumberland

LP: \$475,000

14040 145 AV NW NW

T6V 1Y2

SP:

M

Listing ID #E4499172

Building TypeDetached Single Family

StyleBungalow

Year Built2006

Full Baths2

Half Baths0

Total Baths2.0

Tot Flr AG SqFt1,130.54

Sold Date

Bedrooms Above2

Bedrooms Total3

BasementFull

Basement DevFully Finished

Tot Flr AG SqM105.03

ACTIVE

URL-Virtual Tour URL-Brochure

Excellent value for single-level living in sought-after Cumberland! This move-in ready 2006 bungalow is ideally located on the inner corner of a quiet street & offers over 2,100 total sq ft of seamless, open-concept living with custom touches throughout. Large windows, vaulted ceilings, warm hardwood floors & a cozy gas fireplace create an inviting living area alongside the kitchen, featuring maple cabinetry, a corner pantry & a raised island. With 2 beds on the main, the generous primary suite stars a walk-in closet & a spacious 4pc ensuite with a deep jetted corner tub & separate shower. The finished basement provides valuable added space for recreation or guests with a 3rd bedroom & 3pc bath. Enjoy year-round comfort & peace of mind with new shingles (2025), central A/C & an oversized double attached garage – heated & fully finished with room for a truck & SUV. The fully fenced yard is complete with a large concrete patio, shed & convenient gate access for RV parking. Nothing left to do but move!

Directions

Living Room	4.56 x 4.83	M	Bedroom 3	3.82 x 4.06	B	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.05 x 2.61	M	Bedroom 4			1	4	M	Yes	Main		
Kitchen	3.05 x 3.24	M	Utility Room	3.72 x 7.28	B	2	3	L	No	Upper		
Family Room	7.20 x 5.67	B				3				Above Grd	105.03	1,130.54
Den						4				Lower		
Bonus Room						5				Below Grd	97.77	1,052.40
Primary Bedrm	3.94 x 4.21	M				6				Tot Flr AG	105.03	1,130.54
Bedroom 2	2.94 x 3.37	M				7				# Finished	2	

Heat SourceNatural Gas

Heat TypeForced Air-1

FoundationConcrete

Roof TypeAsphalt Shingles

ExteriorStone, Vinyl

FlooringHardwood, Linoleum

FeaturesOff Street Parking, On Street Parking, Deck, Hot Water Natural Gas, R.V. Storage, Vaulted Ceiling, Vinyl Windows, See Remarks

ConstructionWood Frame

BasementFull / Fully Finished

Separate EntNo

2nd SuiteNo

Garage Suite

Garden Suite

Lot ShapeIrregular

Lot Size SqM427.27

ZoningRSF

Tax Amount\$4,481.46 / 2025

Conform TypeReal Property Report With Compliance

Conform Year2014

Goods InclAir Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater

Goods ExclDownstairs fridge, doorbell camera & security cameras

Warranty

Site Features Corner Lot, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Parking Double Garage Attached, Front Drive Access, Heated, Over Sized, RV Parking, See Remarks

Road Access Paved, Paved Driveway to House

Park Encl/Tot 2 / 4 Garage Dim 21'4"x21'4"

Condo Name		Floor Location	Floor#
Condo Fee	Fee Schedule	#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	