



Edmonton
14040 145 AV NW

Cumberland **LP:** **\$450,000**
T6V 1Y2 **SP:** 

Listing ID # E4505590
Building Type Detached Single Family
Style Bungalow
Year Built 2006
Full Baths 2
Half Baths 0
Total Baths 2.0
Tot Flr AG SqFt 1,130.54

ACTIVE
Sold Date
Bedrooms Above 2
Bedrooms Total 3
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 105.03

[URL-Virtual Tour](#) [URL-Brochure](#)

QUICK POSSESSION & MOVE-IN READY - 2,100+ fully developed sq ft, open-concept living with a huge 21'4" heated double attached garage! This spacious 2+1 bed bungalow on a large, peaceful corner lot is a rare find in desirable Cumberland. High-end details & recent updates include vaulted ceilings, oversized windows with upgraded coverings throughout, rich hardwood, maple cabinetry, newer appliances, A/C ('17), HWT ('23) & shingles ('25). On the main, the stylish & functional kitchen features a corner pantry & raised island overlooking a cozy living space with statement gas fireplace. The generous primary suite stars a walk-in closet, custom built-ins & convenient shared access to the impressive 4pc main bath boasting a deep jetted tub & shower. Enjoy extra finished space downstairs - a substantial rec area, 3rd bedroom, 3pc bath & laundry/storage. Outside, the fully fenced yard is complete with a low-maintenance composite deck & concrete patio ('24) + an RV parking gate. Nothing left for you 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 Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Stone, Vinyl
Flooring Hardwood, Linoleum
Features Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, R.V. Storage, Vaulted Ceiling, Vinyl Windows, See Remarks

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent No
2nd Suite No
Garage Suite
Garden Suite
Lot Shape Irregular
Lot Size SqM 427.27
Zoning RSF
Tax Amount \$4,481.46 / 2025
Conform Type Real Property Report With Compliance
Conform Year 2014
Goods Excl Downstairs fridge, doorbell camera & security cameras

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

Warranty
Fireplace Yes
FP Fuel Gas
FP Type Mantel, Tile Surround
HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

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	#Floors in Build	Elevator
Fee Includes	Balcony/Terrace	Min Age
	Titled Storage	
	Parking Type	
	Unit Exposure	