

## \$559,900 - 113 Cote Crescent, Edmonton

MLS® #E4450221

**\$559,900**

4 Bedroom, 2.50 Bathroom, 1,955 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Amazing opportunity to own in Cumberland—a vibrant community with scenic parks, trails, and family-friendly amenities. This 1954 sq ft home features 4 bedrooms, 2.5 baths, and a modern layout. Main floor has a sunlit living room with gas fireplace, dining with deck access, and kitchen with pantry and appliances. Upstairs: spacious primary with WIC and 4-pc ensuite, plus 3 bedrooms and a 3-pc bath. Fully fenced backyard with privacy trees is great for entertaining. Fruit trees and berry bushes in both yards offer seasonal treats. Unfinished basement adds storage and future potential. Upgrades: triple glazed windows with built-in shades, hardwood throughout, high-efficiency furnace, smart garage opener, shingles, and lighting. Energy Certified—lower bills and eco-conscious. Near Cumberland Lake, parks, playgrounds, K-9 school, transit, major roads & shopping.

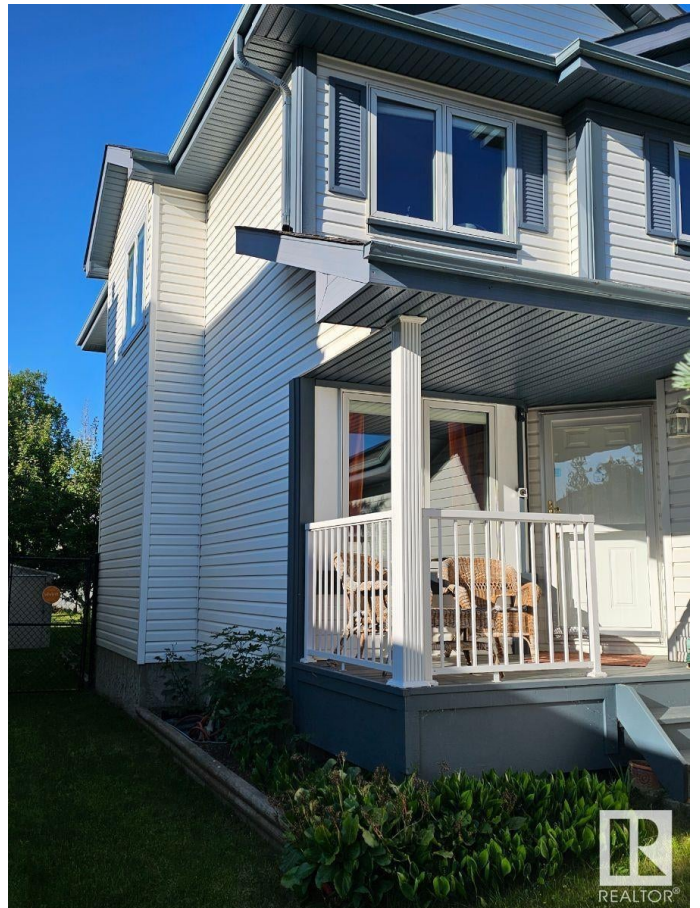
Built in 1999

### Essential Information

MLS® # E4450221

Price \$559,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,955
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	113 Cote Crescent
Area	Edmonton
Subdivision	Cumberland
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1L3

### Amenities

Amenities	Hot Water Natural Gas, Patio
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane,

No Through Road, Playgrou  
Shopping Nearby, Stream/Po  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter



**Additional Information**

Date Listed July 29th, 2025  
Days on Market 2  
Zoning Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 31st, 2025 at 4:18pm MDT