

## \$549,900 - 113 Cote Crescent, Edmonton

MLS® #E4457112

**\$549,900**

4 Bedroom, 2.50 Bathroom, 1,862 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

FAMILY HOME, FANTASTIC LOCATION, with QUICK POSSESSION OPPORTUNITY. In the vibrant community of Cumberland, with scenic parks, trails, K-9 School, playgrounds, transit, and other family-friendly amenities, this 1862 sq ft home features 4 bedrooms upstairs, 2.5 baths, a modern layout, & the expensive upgrades completed! Main floor with front Living room, Family Room with gas fireplace & Kitchen with gas stove, corner pantry, Seperate Laundry Room & 2 pce Bath. Upstairs: spacious primary with WIC and 4-pc ensuite, plus 3 bedrooms and a 3-pc bath. Other Features: Fully fenced backyard with privacy trees, fruit trees, berry bushes, & large Deck with BBQ Natural Gas Hookup! Double Attached Garage, & Unfinished basement adds storage and future possibilities. Home UPGRADES INCLUDE: Triple Glazed Windows with Built-In Shades, hardwood flooring, High-Efficiency Furnace, smart garage opener, Roof Shingles, and Lighting. Energy Certified "lower bills and eco-conscious. You'll love what this home has to offer.

Built in 1999

### Essential Information

MLS® # E4457112

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,862                  |
| 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      | Deck, Exterior Walls- 2"x6" |
| Parking Spaces | 4                           |
| Parking        | Double Garage Attached      |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplaces        | Corner, Mantel, Tile Surround                                                                                                                                   |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Landscaped, No Back Lane, Shopping Nearby |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Brick, Vinyl                        |
| Foundation        | Concrete Perimeter                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 26                   |
| 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 October 6th, 2025 at 7:17am MDT