

## \$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.

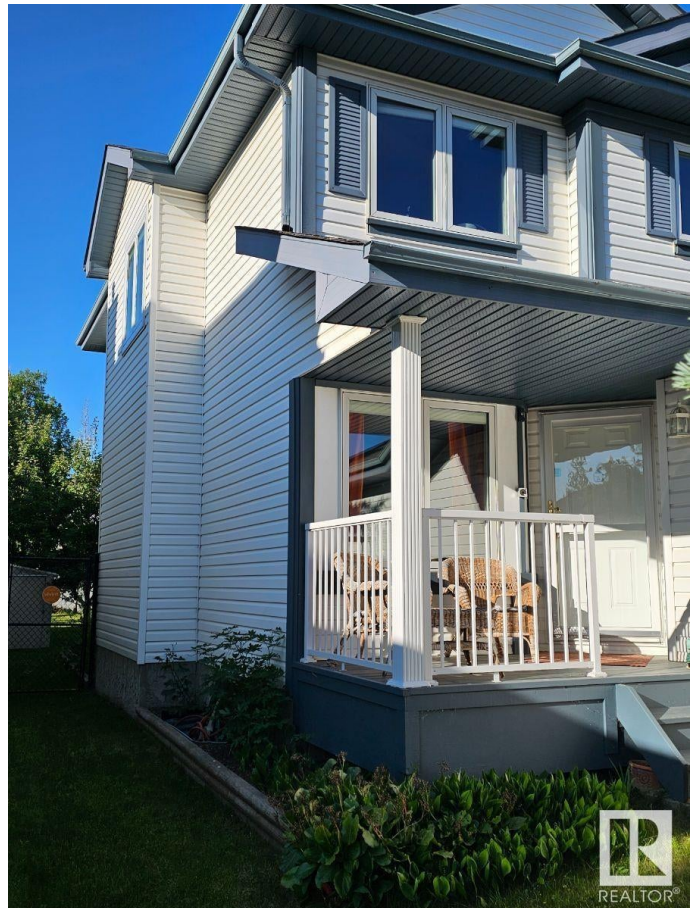
Built in 1999

### 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, Playground<br>Shopping Nearby, Stream/Pool |
| Roof         | Asphalt Shingles                                            |
| Construction | Wood, Vinyl                                                 |
| Foundation   | Concrete Perimeter                                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 27         |



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Listing information last updated on August 1st, 2025 at 11:17am MDT