

## \$295,000 - 35 13215 153 Avenue, Edmonton

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MLS® #E4458334

**\$295,000**

4 Bedroom, 3.00 Bathroom, 1,411 sqft

Condo / Townhouse on 0.00 Acres

Cumberland, Edmonton, AB

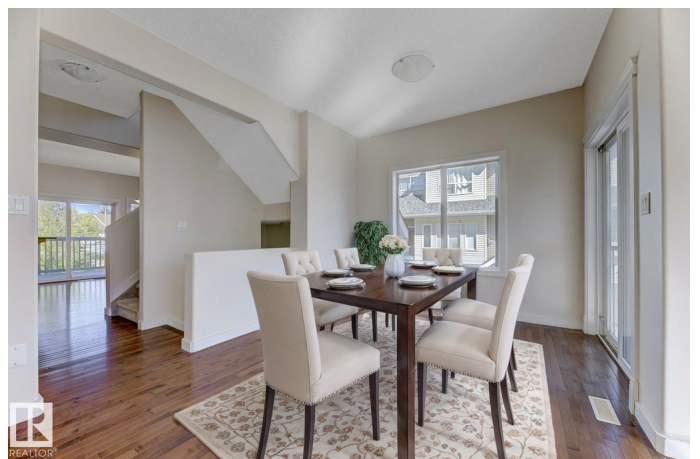
Step into this bright 2-storey end-unit townhome in the sought-after community of Cumberland, offering 1,743 sq. ft. of thoughtfully designed living space. With 4 bedrooms and 3 full bathrooms, this home combines functionality with stylish upgrades throughout. As an end unit, natural light pours in from extra windows, creating a warm and inviting atmosphere. The open-concept kitchen boasts stainless steel appliances, granite counters and direct access to a spacious deck—perfect for summer BBQs and outdoor entertaining. Gorgeous hardwood flooring carries through the main living areas, adding both charm and durability. Upstairs, the private primary suite features its own ensuite, complemented by two additional bedrooms and another full bath. The fully finished basement offers a 4th bedroom, 4-piece bathroom, and plenty of flexible space. Complete with a double attached garage, this home is ideally located near top-rated schools, shopping, dining, transit, and major commuter routes. (Virtually Staged Photos)

Built in 2008

### Essential Information

MLS® # E4458334

Price \$295,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,411
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	35 13215 153 Avenue
Area	Edmonton
Subdivision	Cumberland
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1J7

### **Amenities**

Amenities	Deck, Exterior Walls- 2"x6", Parking-Visitor, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed September 18th, 2025

Zoning Zone 27

Condo Fee \$453

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Listing information last updated on September 18th, 2025 at 3:18pm MDT