

\$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.

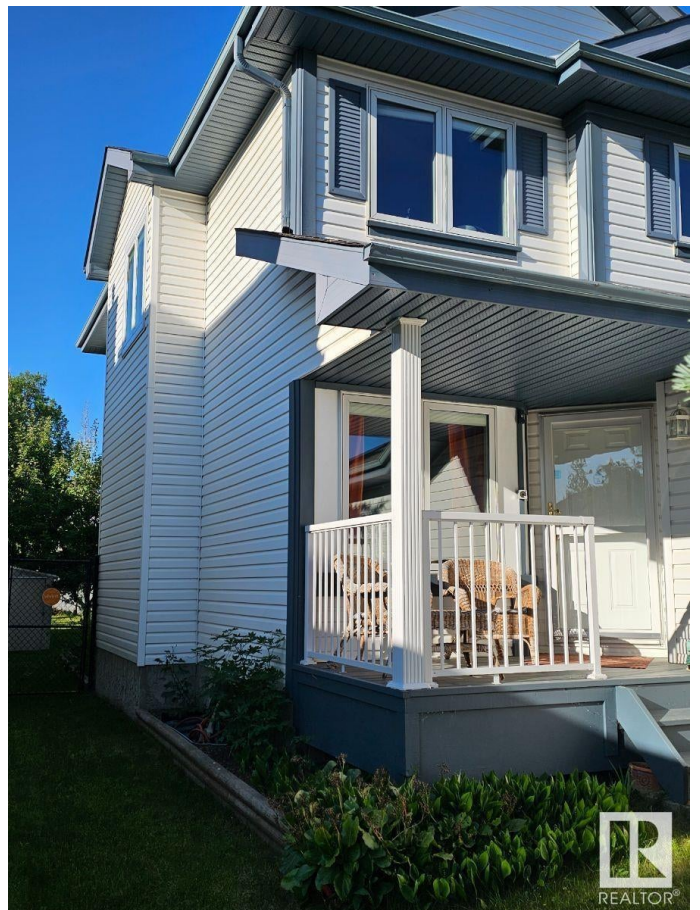
Built in 1999

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 19
Zoning Zone 27

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