

## \$389,900 - 15013 135a Street, Edmonton

MLS® #E4450204

**\$389,900**

2 Bedroom, 1.50 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Tucked away on a quiet cul-de-sac in the heart of Cumberland, this home offers a little bit of everything peaceful surroundings, great walkability, and easy access to wherever you need to go. Step outside and you're just minutes from scenic walking trails, the Cumberland Treestand, schools, shopping, transit, and major roadways like the Anthony Henday. Inside, the main floor feels open and welcoming, with plenty of natural light and space to gather in the kitchen and living areas. Upstairs, you'll find two spacious bedrooms and a huge shared bathroom, complete with a jetted soaker tub that's perfect for unwinding at the end of the day. The primary bedroom has a walk-through closet with direct access to the bathroom. Downstairs, the fully finished basement offers flexibility—maybe it's a third bedroom, a cozy movie space, a home gym, or a quiet office. Whether you're just starting out, looking for a low-maintenance place to call home, or searching for a smart investment, this home is ready when you are.

Built in 2001

### Essential Information

MLS® # E4450204

Price \$389,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,302                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 15013 135a Street |
| Area        | Edmonton          |
| Subdivision | Cumberland        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6V 1N1           |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Vacuum System-Roughed-In |
| Parking Spaces | 2                                                               |
| Parking        | 2 Outdoor Stalls                                                |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| 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 | Back Lane, Cul-De-Sac, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 29th, 2025

Days on Market                82

Zoning                              Zone 27

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Listing information last updated on October 19th, 2025 at 8:02pm MDT