

## \$549,900 - 140 Cote Crescent, Edmonton

MLS® #E4459900

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,901 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Welcome to this exceptional 2-storey in family-friendly Cumberland! From the grand entry with iron spindle staircase to the gleaming hardwood floors, this home is designed to impress. The open concept main floor features a cozy living room with stone feature wall & gas fireplace, and a chef's kitchen with granite counters, island, corner pantry & sunny dining area leading to the WEST-facing deck. A handy mudroom & 2-pce bath complete the main level. Upstairs offers a large bonus room and 3 spacious bedrooms, including a relaxing primary retreat with luxury ensuite & corner jacuzzi tub. The finished basement adds a family room, 4th bedroom, 2-pce bath & plenty of storage. Updates include designer lighting, newer HWT, roof & water softener. Curb appeal shines with a stone exterior, charming front porch, landscaped yard & built-in deck seating. Close to schools, shopping & parks—perfect for families looking for style, comfort & convenience!

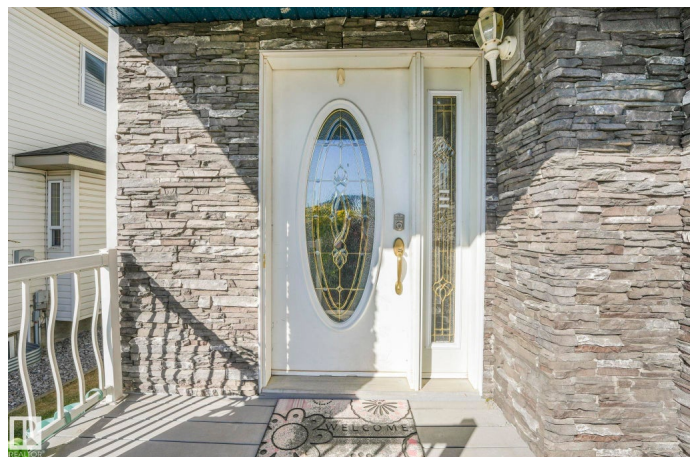
Built in 2001

### Essential Information

MLS® # E4459900

Price \$549,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,901                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 140 Cote Crescent |
| Area        | Edmonton          |
| Subdivision | Cumberland        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6V 1L3           |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, See Remarks, Vacuum System-Roughed-In |
| Parking Spaces | 6                                                                             |
| Parking        | Double Garage Attached                                                        |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Fireplace         | Yes                                                                                                                                          |
| Fireplaces        | Mantel, Stone Facing                                                                                                                         |
| Stories           | 3                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                               |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                                      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 27              |

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Listing information last updated on October 4th, 2025 at 1:17pm MDT