

\$445,000 - 15056 131 Street, Edmonton

MLS® #E4443077

\$445,000

3 Bedroom, 2.00 Bathroom, 1,441 sqft
Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Investor alert! This corner-lot property in Cumberland offers serious value with a 1 bed + den legal suite previously rented at \$1,500/monthâ€”covering over half your mortgage with just 5% down. Located steps from Cumberland Park and close to major bus routes, plus minutes to 137 Ave & 97 St with access to shopping, restaurants, gyms, and more. The main level features vaulted ceilings, stainless steel appliances, and an open layout with plenty windows for natural light lovers! Upstairs offers 2 bedrooms, a den (ideal walk-in closet) & laundry. This is not your avg basement suite. The suites main living & kitchen area are on grade level & flooded w/sunlight. Enjoy a private yard with a freshly painted deck, RV parking, and a rough-in for a hot tub. Plusâ€”a heated triple garage with tall overhead doors & 220V rough-in. Some areas are freshly painted & the home was professionally cleaned pre-list. Roof was done in Summer 2024, & furnace, A/C, and hot water on demand from fall 2018. Live in, rent outâ€”or both!

Built in 1999

Essential Information

MLS® #	E4443077
Price	\$445,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,441
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	15056 131 Street
Area	Edmonton
Subdivision	Cumberland
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1K3

Amenities

Amenities	On Street Parking, Air Conditioner, Crawl Space, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, Vaulted Ceiling, Vinyl Windows
Parking	RV Parking, Triple Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 19th, 2025
Days on Market	4
Zoning	Zone 27

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Listing information last updated on June 23rd, 2025 at 8:32pm MDT