

## \$560,000 - 196 Cote Crescent, Edmonton

MLS® #E4439133

**\$560,000**

3 Bedroom, 3.50 Bathroom, 1,814 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Welcome to this beautifully crafted home located in the Cumberland community—just a short walk from the lake and scenic trails. This PRIDE OF OWNERSHIP AND ORIGINAL OWNER home blends style, comfort, and functionality. You will not find a better maintained home with NEW FURNACE, A/C, HWT, PAINT. The main floor showcases a chef-inspired kitchen with a center island, corner pantry, and ample counter space. The dining area is truly a showstopper, featuring gorgeous, oversized windows that flood the space with natural light. Cozy up in the living room beside the gas fireplace, or step outside and enjoy warm evenings in your private outdoor oasis with a full deck and beautiful landscaping. Upstairs, the spacious primary suite includes a walk-in closet and RENOVATED 4-piece ensuite with a deep soaker tub. The fully finished basement expands your living space with a large rumpus room, a den that could serve as a 4th bedroom, and an additional full bathroom. One of a kind property with MAGAZINE LIKE CURB APPEAL!

Built in 1998

### Essential Information

MLS® # E4439133

Price \$560,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,814                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 196 Cote Crescent |
| Area        | Edmonton          |
| Subdivision | Cumberland        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6V 1L4           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior          | Wood, Brick                                |
| Exterior Features | Fenced, Flat Site, Landscaped, See Remarks |
| Roof              | Asphalt Shingles                           |
| Construction      | Wood, Brick                                |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Abbott School  
Middle                            A. Blair Mcpherson School  
High                                Academy at King Edward

**Additional Information**

Date Listed                      May 29th, 2025  
Days on Market                30  
Zoning                             Zone 27

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