

# **\$344,900 - 43 12815 Cumberland Road, Edmonton**

MLS® #E4443200

**\$344,900**

3 Bedroom, 2.50 Bathroom, 1,605 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

MAINTENANCE FREE LIVING in one of the most desirable Northwest Edmonton communityâ€”perfect for families or savvy investors. This warm and inviting home features a well-appointed layout with upgraded maple cabinetry, upgraded countertops throughout, and large dining room for hosting family and friends. Stay comfortable with central A/C, Hunter Douglas remote blinds, and a spacious primary suite complete with a walk-in closet and private ensuite bathroom. Step outside to scenic pond-side walking trails, and take advantage of nearby schools, parks, shopping, and transitâ€”all just minutes away. With second-floor laundry, an attached double car garage, and low-maintenance living, this property offers comfort, convenience, and lasting value.

Built in 2016

## **Essential Information**

MLS® #	E4443200
Price	\$344,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,605
Acres	0.00



Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	43 12815 Cumberland Road
Area	Edmonton
Subdivision	Pembina
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0M2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Hot Water Natural Gas, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 19th, 2025
Days on Market	13
Zoning	Zone 27
Condo Fee	\$239

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