

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

MLS® #E4459900

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,901 sqft  
Single Family on 0.00 Acres

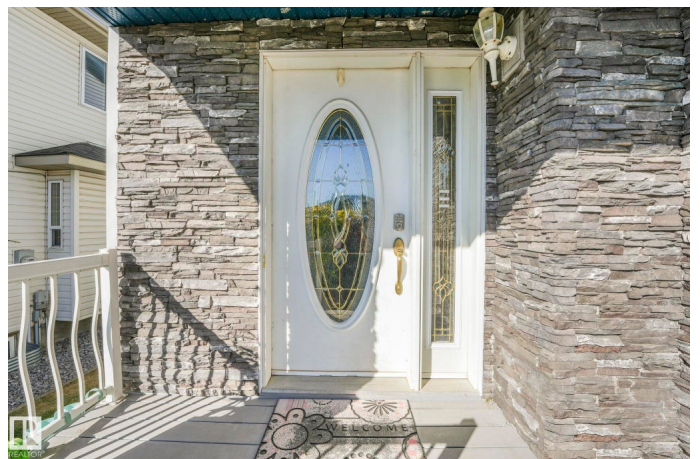
Cumberland, Edmonton, AB

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
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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	13
Zoning	Zone 27

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Listing information last updated on October 11th, 2025 at 8:32pm MDT