

# **\$329,900 - 81 12815 Cumberland Road, Edmonton**

MLS® #E4443279

**\$329,900**

2 Bedroom, 2.50 Bathroom, 1,383 sqft

Condo / Townhouse on 0.00 Acres

Pembina, Edmonton, AB

Discover this spacious & contemporary condo featuring two primary bedrooms, perfectly designed for comfort & convenience. Nestled in the sought after neighbourhood of Pembina, this stylish townhome offers a bright, open concept layout with large windows filtering the space with natural light. The modern kitchen is a standout, complete w/quartz countertops, SS appliances, a large island, ample counter space, and a corner pantry ideal for everyday living & entertaining. The main floor includes a welcoming living room, a dedicated dining area, and a convenient 2-pc bathroom. Upstairs, you'll find two generously sized primary bedrooms, each featuring its own private ensuite, offering privacy & comfort and a laundry closet. Additional highlights include vinyl plank flooring, a double attached garage for secure parking & extra storage, and low condo fees. Enjoy the benefits of a low maintenance lifestyle in a location that puts you close to shopping, schools, parks, & public transportation.

Built in 2019

## **Essential Information**

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Price \$329,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,383
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	81 12815 Cumberland Road
Area	Edmonton
Subdivision	Pembina
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0M2

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	10
Zoning	Zone 27
Condo Fee	\$239

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Listing information last updated on June 29th, 2025 at 12:47pm MDT