

## \$534,900 - 341 Calderon Crescent, Edmonton

MLS® #E4439486

**\$534,900**

5 Bedroom, 3.50 Bathroom, 1,901 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Incredible opportunity to own in Cumberland—a dynamic community known for scenic parks, winding trails, and top-tier family amenities. This air-conditioned 1900 sqft features 5 bedrooms, 3.5 baths, and a unique layout designed for modern living. The main floor boasts a sun-filled living room with a gas fireplace, elegant dining, a bright nook with deck access, and a stylish kitchen with stainless steel appliances and a corner pantry. Upstairs offers a large primary suite with WIC & 5-pc spa-like ensuite, two more bedrooms, a 4-pc bath, a bonus room, and laundry. Enjoy a heated double garage for year-round comfort. The fully fenced backyard is an entertainer's dream with privacy trees, fire pit, and plenty of room to play. Finished basement adds rec space, 2 more bedrooms, and a 3-pc bath. Major upgrades include a new furnace, carpets, appliances, lighting, and shingles. Steps to Cumberland Lake & park, playgrounds, and a K-9 school, with quick access to transit and major roads. Truly the full package!

Built in 2003

### Essential Information

MLS® # E4439486

Price \$534,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,901
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	341 Calderon Crescent
Area	Edmonton
Subdivision	Cumberland
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1R4

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Fire Pit
Parking Spaces	4
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Induction, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	35
Zoning	Zone 27

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