

## \$400,000 - 11704 136 Street, Edmonton

MLS® #E4435536

**\$400,000**

4 Bedroom, 2.00 Bathroom, 1,150 sqft

Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

Character home with tons of potential in Woodcroft! Located on a quiet tree-lined street in the heart of the neighborhood, with quick access to downtown and Yellowhead Drive, and a short walk to Coronation Park and Westmount Mall. Stepping into the home you'll find a sunny living room with hardwood floors and a big picture window. The dining room is perfect for entertaining, and the kitchen is open and spacious, with a smart layout, tons of storage and a breakfast nook. Down the hall you'll find three large bedrooms and a renovated bathroom with high-end finishes and a soaker tub/shower. The basement is fully finished with an enormous 30ft family room, a bedroom, den and full bath. Outside you'll find a private back yard and a recently-built oversized 23x24 double garage, all on a huge 49x130 lot. Recent upgrades include: Main floor bathroom (2021), new garage (2021), roof and eaves (2018), fences (2023) and weeping tile around north half of home (2014). A perfect starter home or investment property!

Built in 1956

### Essential Information

MLS® # E4435536

Price \$400,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11704 136 Street
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 1M8

### **Amenities**

Amenities	No Smoking Home, See Remarks
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Dovercourt School
Middle	Westmount School
High	Ross Sheppard School

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	3
Zoning	Zone 07

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