

\$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	1
Zoning	Zone 07

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 12:47am MDT