

## **\$402,500 - 11643 137 Street, Edmonton**

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MLS® #E4442665

### **\$402,500**

3 Bedroom, 2.00 Bathroom, 1,030 sqft

Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

Enjoy this excellent Woodcroft home, in a superior location. The updated 1,030 square foot bungalow is well laid out, the living room area flows into the dining area, connected to the kitchen. The upstairs has 2 fair sized bedrooms, and is completed with a 4 piece bath. The basement includes a family room, bedroom, flex room, 3 piece bath and laundry. The back yard is accessible through the side door or the patio doors from the primary bedroom and into the yard. The yard has a double detached garage, storage shed and is nicely treed. This home is in close proximity most amenities, including The Telus World of Science and Coronation Park which includes the Peter Hemingway Aquatic Center and sporting facilities including the new indoor Velodrome which is slated to open in 2026. Make this your new home, you will be happy you did.



Built in 1955

### **Essential Information**

MLS® #	E4442665
Price	\$402,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,030

Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11643 137 Street
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 1N8

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 16th, 2025
Days on Market	7
Zoning	Zone 07

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Listing information last updated on June 23rd, 2025 at 6:17pm MDT