

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

MLS® #E4442665

### \$402,500

3 Bedroom, 2.00 Bathroom, 1,030 sqft

Single Family on 0.00 Acres

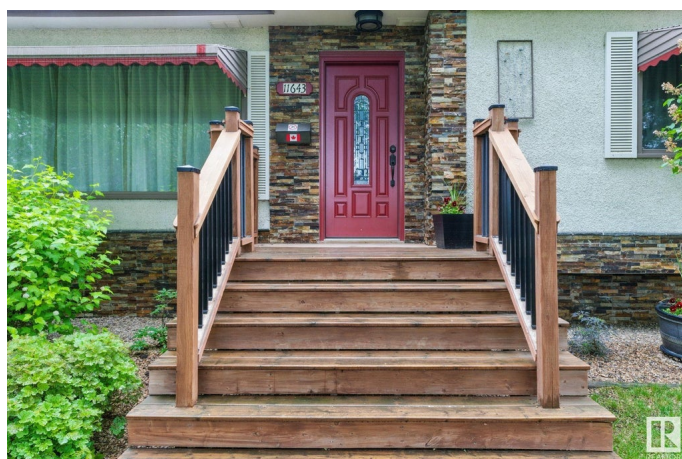
Woodcroft, Edmonton, AB

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 | 1               |
| Zoning         | Zone 07         |

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Listing information last updated on June 17th, 2025 at 4:17am MDT