

Courtesy Of Monica G Halvorson Of Century 21 Leading

## \$399,900 - 11640 136 Street, Edmonton

MLS® #E4453217

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

Discover the charm of Woodcroft in this lovingly maintained 978 sq. ft. bungalow, set on a generous 49x130 lot on a picturesque tree-lined street. With only 2 owners, this home blends timeless character with thoughtful updates. Sunlight pours through the main floor, showcasing refinished original hardwood, 3 bedrooms, a full bath, and a bright kitchen with views of the large backyard. The finished basement adds a spacious rec room, extra bedroom, laundry/utility space, and a 3-piece bath—perfect for guests or family. Outdoors, enjoy a fully fenced yard with a shed, patio, RV parking, and back alley access. The oversized double garage is heated (2023), plus eavestroughs (2024) and some main-floor windows have been upgraded. In a family-friendly neighborhood with parks, schools, and amenities nearby, including The Telus World of Science and Coronation Park. This home offers comfort, convenience, and classic style.

Built in 1955

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453217  |
| Price     | \$399,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,034                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11640 136 Street |
| Area        | Edmonton         |
| Subdivision | Woodcroft        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 1M8          |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Fire Pit, No Smoking Home      |
| Parking   | Double Garage Detached, Heated |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Garage Control, Garage Opener, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                     |
| Stories      | 2                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | Full, Finished                                                                |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                 |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Stucco                                                                                 |
| Foundation        | Concrete Perimeter                                                                           |

### Additional Information

Date Listed August 14th, 2025

Days on Market 6

Zoning Zone 07

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Listing information last updated on August 20th, 2025 at 1:17am MDT