

## \$465,000 - 13215 116 Avenue, Edmonton

MLS® #E4451717

**\$465,000**

6 Bedroom, 2.00 Bathroom, 1,067 sqft

Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

WOODCROFT 6 BEDROOMS BUNGALOW on a QUIET, TREE-LINED Street. This updated 1,067 SqFt home is move-in ready! Steps away to the BUS ROUTE, Westmount Mall and Ross Sheppard senior high school. Just minutes drive to DOWNTOWN, U of A, and St. Albert.\* New LAMINATE FLOORS through out the main and lower levels. Newer ROOF SHINGLES, WINDOWS, and KITCHEN CABINETS. Upgrade 125 AMP electrical panel.\* SEPARATE ENTRANCE to fully developed lower level with 3 Bedrooms and a NEW full bath, potential for a LEGAL SUITE!\* Single GARAGE with a covered CARPORT, and beautiful FULLY FENCED privacy BACKYARD with a nice south facing SUNDECK! A versatile home in a great location. Welcome home! ACT NOW!

Built in 1954

### Essential Information

MLS® #	E4451717
Price	\$465,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,067
Acres	0.00
Year Built	1954



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13215 116 Avenue
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 3E1

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Single Carport, Single Garage Detached

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

High	Ross Sheppard
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**Additional Information**

Date Listed            August 7th, 2025  
Days on Market       2  
Zoning                 Zone 07

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