

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

MLS® #E4453217

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

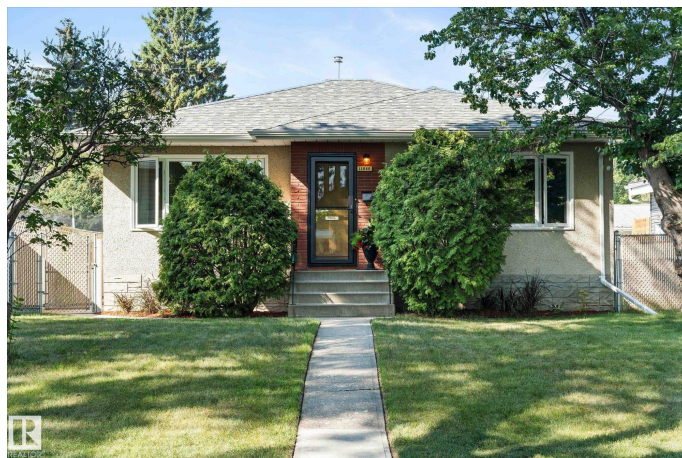
Woodcroft, Edmonton, AB

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 2

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 August 16th, 2025 at 9:17am MDT