

\$439,000 - 13528 116b Avenue, Edmonton

MLS® #E4425011

\$439,000

3 Bedroom, 2.00 Bathroom, 1,004 sqft
Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

Upgraded & Updated, Great Curb Appeal !!
This Super Raised Bungalow sits higher than most projecting Pride of Ownership !!!
Boasting a nicely developed lower level basement, a newer double detached garage, many renos, gorgeously planned & landscaped west back yard, makes for outstanding living inside and in the yard. A Gorgeous large spacious open Chefs Kitchen has upgraded cabinets, counters, flooring, stainless steel appliances. Two 4 piece washrooms have also been upgraded. More Functional Mechanical upgrades include insulated exterior siding and vinyl windows, attic insulation, roof shingles (2016), sewer line (2013), driveway (2012), monies spent by the owner to fully enjoy the home and yard. Hardwood flooring, 20 amp plugs, half inch arbour board walls, wet bar in basement, trench drain perimeter garage, gardens with perennial plants make this home move in ready - walk to schools, shopping, swimming pool, skating, public transportation. The Perfect Lifestyle Awaits - Excellent Excellent Value

Built in 1955

Essential Information

MLS® #	E4425011
Price	\$439,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13528 116b Avenue
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 3G4

Amenities

Amenities	Off Street Parking, On Street Parking, Bar, Closet Organizers, Detectors Smoke, Fire Pit, Insulation-Upgraded, Vinyl Windows, Wet Bar, See Remarks
Parking Spaces	5
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See

	Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 10th, 2025

Days on Market 3

Zoning Zone 07

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