

## **\$419,800 - 13719 118 Avenue, Edmonton**

MLS® #E4446394

**\$419,800**

5 Bedroom, 2.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

In the Woodcroft neighborhood this raised style bungalow has a developed basement with a 2nd kitchen, appliances, 2nd living room, 3 bedrooms, bathroom and a separate rear entrance. The main floor of this home has a living room with a natural light window and dining space which then flows into the kitchen with new appliances, cabinets and counter space. For convenience there is a main floor laundry. The primary bedroom has a large window and closet for easy access to clothing. The other bedroom has a closet and a south sunny window and down the hall is a bathroom with a vanity and shower tub. This home offers 2+3 bedrooms, 2 bathrooms and a double garage with a rear lane. The sun room is open to the south fenced treed yard that gives natural outdoor living. Located near schools, parks, restaurants, shopping, public transportation, NAIT, and Royal Alex Hospital. This home has just been painted inside, hardwood and carpets, new appliances, newer hot water tank, newer shingles on house and garage



Built in 1956

### **Essential Information**

MLS® # E4446394

Price \$419,800

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13719 118 Avenue |
| Area        | Edmonton         |
| Subdivision | Woodcroft        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 2M1          |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Storage-In-Suite                          |
| Parking   | Double Garage Detached, Rear Drive Access |

### Interior

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Appliances   | Hood Fan, Stacked Washer/Dryer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                       |
| Stories      | 2                                                                               |
| Has Basement | Yes                                                                             |
| Basement     | Full, Finished                                                                  |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Composition, Stucco                                                     |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Composition, Stucco                                                     |
| Foundation        | Concrete Perimeter                                                            |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 105            |
| Zoning         | Zone 07        |



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