

## \$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 |
|------|---------------|

**Additional Information**

Date Listed            August 7th, 2025  
Days on Market      47  
Zoning                Zone 07

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