

## \$449,900 - 11619 137 Street, Edmonton

MLS® #E4446386

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,015 sqft

Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". 3 Bdrm Character home with potential income support.

Registered 1 bdrm basement suite. You can have it all! Enjoy this renovated 3 bdrm bungalow with a lovely oversized deck and garage, plus big backyard and located on a quiet tree-lined street. Across from a large greenspace, but steps away from transit stops. It's a mashup of old and new with coved ceilings and original hardwood floors, but newer shingles (2020), 50 Gallon hot water tank (2019), windows (2019), sewer line (2012) and freshly painted gable ends (2024).

Feel like you're in the peacefulness of a small town, all while your income-producing 1 bdrm basement suite helps to potentially offset your homeownership costs. Have a green thumb? Then enjoy the organic garden (10' x 12') in the backyard and perennials sprinkled both front and back. 8x10 storage shed and natural gas line to the deck for your summer BBQ's! Do not miss out!

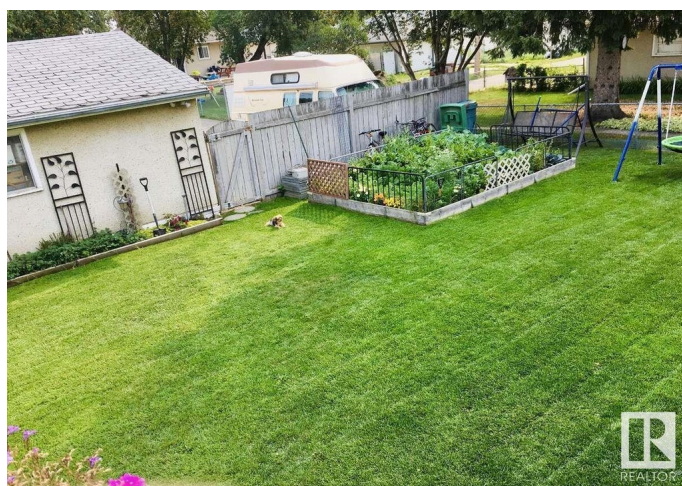
Built in 1954

### Essential Information

MLS® # E4446386

Price \$449,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,015
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11619 137 Street
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 1N8

### **Amenities**

Amenities	Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Smart/Program. Thermostat, R.V. Storage, Storage-In-Suite, Television Connection, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Front/Rear Drive Access, Over Sized, RV Parking, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, See Remarks
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Asphalt, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, Treed Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Dovercourt
Middle	St. Mark's
High	Ross Shepard

### Additional Information

Date Listed	July 7th, 2025
Days on Market	9
Zoning	Zone 07

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Listing information last updated on July 16th, 2025 at 6:48pm MDT