

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

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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        5  
Zoning                  Zone 07



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