

## \$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!

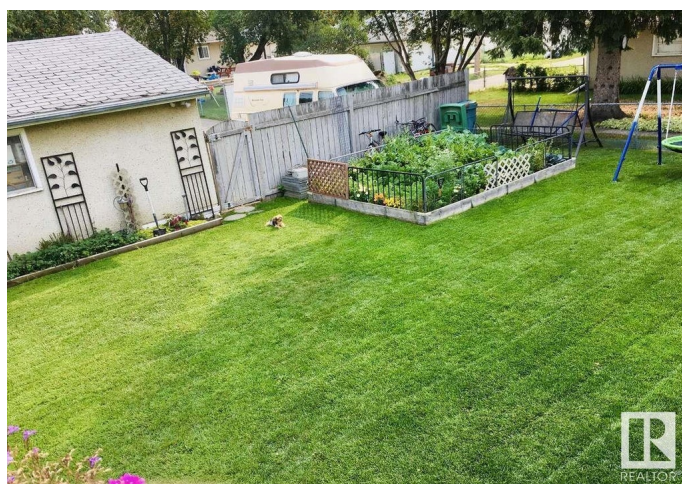
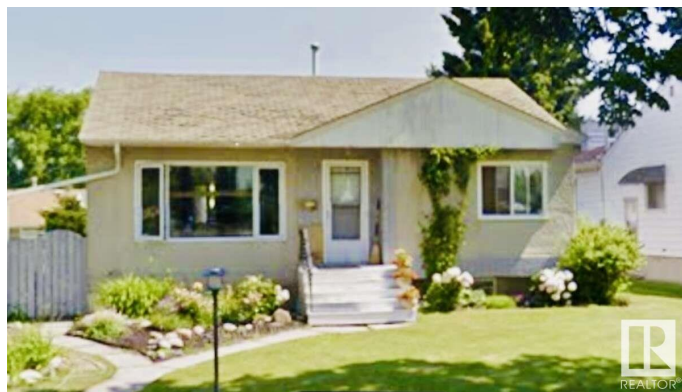
Built in 1954

### 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 | 4              |
| Zoning         | Zone 07        |

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Listing information last updated on July 11th, 2025 at 6:32pm MDT