



# 11636 GROAT Road Edmonton AB

\$399,000

WOW! DESIRABLE LOCATION AND HOME. This charming, well-maintained property in the highly sought-after Woodcroft neighborhood offers incredible value. This home is a fantastic deal. Situated in a central, family-friendly area with easy access to transportation and plenty of parking, it's a must-see! The main floor offers 3 spacious bedrooms and a full bathroom, while the basement offers 3 additional large bedrooms, a full bathroom, a second kitchen, and a separate living room perfect for extended family or rental potential. With a convenient separate entrance to the basement, this home offers flexible living options. Enjoy a cozy, welcoming atmosphere, along with a detached garage and a large backyard for outdoor enjoyment. Conveniently located near a variety of amenities, including schools, shopping centers, restaurants, Westmount Mall, parks, and more. Enjoy quick access to downtown, the Yellowhead, and the University of Alberta. This home is priced to sell, so don't miss out--make it yours today!

Listing Presented By:



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