



# 11712 136 Street Edmonton AB

\$450,000

Charming Home in the Heart of Edmonton Welcome to 11712 136 Street, a meticulously maintained 1244sqft residence nestled in the vibrant neighbourhood of Woodcroft. This delightful property has been the home to the same owners for 30 years and features 5 bedrooms, 2 bathrooms, a fully finished basement and a 3 season living space (2013) in the stunningly landscaped backyard. Located in close proximity to Westmount Shopping Centre, Woodcroft Elementary, Dovercourt, Ross Sheppard High School, Coronation Park/Arena and 10 minutes from downtown and Rogers Place. With the vast majority of the home being updated in 2000 or newer, this truly is turn key. Key Features Include: Roof in 2009 Furnace in 2022 Fireplace in 2017 Fridge in 2024 Attic upgraded to R50 in 2022 Watertank in 2015 A/C in 2015 Garage- 22" x 26" in 1996 Whether you're a first-time homebuyer or looking to downsize, this property offers the ideal setting for your next chapter. Don't miss the opportunity to make this house your home!

Listing Presented By:



Originally Listed by:  
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