



# 13407 118 Avenue Edmonton AB

\$419,900

Welcome to this BEAUTIFUL 4 level split home (3 levels above/on grade) in the great community of Woodcroft. This home was PROUDLY OWNED by a family for 20 years who kept it WELL MAINTAINED and PRISTINE CLEAN! WELL BUILT and STRUCTURALLY SOUND w/ many PROFESSIONAL RENOS: ROOF 2013, FRONT CONCRETE PAD 2018, HWT 2019, GARAGE ROOF 2022. NEW: ENERGY EFFICIENT APPLIANCES, KITCHEN, 2 BATHS, FLOORING. PET & SMOKE FREE HOME w/ 3 SPACIOUS BEDS upstairs with warm paint colours & good sized CUSTOM CLOSETS. All bedrooms, living room and stairwell have OAK HARDWOOD FLOORS. KITCHEN RENOS include NEW TILED FLOORS W/ LOTS OF CABINETRY. Kitchen sliding glass patio doors leads to a DECK. Family room features a beautiful wood burning fireplace with a WALKOUT TO A SOUTH FACING BACKYARD, complete with fruit trees and garden. FINISHED BASEMENT could be easily converted to an IN-LAW SUITE, as rough-ins are in place. DOUBLE DETACHED GARAGE W/ RV Parking in the front or back. LOTS OF PARKING! SO MUCH MORE TO OFFER! Only \$419,000!

Listing Presented By:



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