

# \$465,000 - 13215 116 Av Nw, Edmonton

MLS® #E4451717

**\$465,000**

6 Bedroom, 2.00 Bathroom, 1,067 sqft

Single Family on 0.14 Acres

Woodcroft, Edmonton, Alberta

WOODCROFT 6 BEDROOMS BUNGALOW on a QUIET, TREE-LINED Street. This updated 1,067 SqFt home is move-in ready! Steps away to the BUS ROUTE, Westmount Mall and Ross Sheppard senior high school. Just minutes drive to DOWNTOWN, U of A, and St. Albert.\* New LAMINATE FLOORS through out the main and lower levels. Newer ROOF SHINGLES, WINDOWS, and KITCHEN CABINETS. Upgrade 125 AMP electrical panel.\* SEPARATE ENTRANCE to fully developed lower level with 3 Bedrooms and a NEW full bath, potential for a LEGAL SUITE!\* Single GARAGE with a covered CARPORT, and beautiful FULLY FENCED privacy BACKYARD with a nice south facing SUNDECK! A versatile home in a great location. Welcome home! ACT NOW! (id:6289)

Built in 1954

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | E4451717      |
| Price          | \$465,000     |
| Bedrooms       | 6             |
| Bathrooms      | 2.00          |
| Square Footage | 1,067         |
| Acres          | 0.14          |
| Year Built     | 1954          |
| Type           | Single Family |
| Sub-Type       | Freehold      |



Style                      Bungalow

## Community Information

Address                      13215 116 Av Nw  
Subdivision                  Woodcroft  
City                            Edmonton  
Province                      Alberta  
Postal Code                  T5M3E1

## Amenities

Amenities                      Public Transit, Schools, Shopping, Vinyl Windows  
Features                      Treed, Lane, No Animal Home, No Smoking Home  
Parking Spaces              2  
Parking                        Carport, Detached Garage  
# of Garages                  2

## Interior

Appliances                      Dryer, Garage door opener remote(s), Garage door opener, Refrigerator,  
Stove, Washer  
Heating                        Forced air  
Fireplace                      Yes  
Fireplaces                      Gas  
# of Stories                    1  
Has Basement                  Yes

## Listing Details

Listing Office                  Maximum Realty Inc.



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