

Courtesy Of Monica G Halvorson Of Century 21 Leading

\$399,900 - 11640 136 Street, Edmonton

MLS® #E4453217

\$399,900

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

Discover the charm of Woodcroft in this lovingly maintained 978 sq. ft. bungalow, set on a generous 49x130 lot on a picturesque tree-lined street. With only 2 owners, this home blends timeless character with thoughtful updates. Sunlight pours through the main floor, showcasing refinished original hardwood, 3 bedrooms, a full bath, and a bright kitchen with views of the large backyard. The finished basement adds a spacious rec room, extra bedroom, laundry/utility space, and a 3-piece bath—perfect for guests or family. Outdoors, enjoy a fully fenced yard with a shed, patio, RV parking, and back alley access. The oversized double garage is heated (2023), plus eavestroughs (2024) and some main-floor windows have been upgraded. In a family-friendly neighborhood with parks, schools, and amenities nearby, including The Telus World of Science and Coronation Park. This home offers comfort, convenience, and classic style.

Built in 1955

Essential Information

MLS® #	E4453217
Price	\$399,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,034
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11640 136 Street
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 1M8

Amenities

Amenities	Fire Pit, No Smoking Home
Parking	Double Garage Detached, Heated

Interior

Appliances	Garage Control, Garage Opener, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed August 14th, 2025

Days on Market 3

Zoning Zone 07

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 8:17pm MDT