

\$465,000 - 13215 116 Avenue, Edmonton

MLS® #E4451717

\$465,000

6 Bedroom, 2.00 Bathroom, 1,067 sqft

Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

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!

Built in 1954

Essential Information

MLS® #	E4451717
Price	\$465,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,067
Acres	0.00
Year Built	1954



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13215 116 Avenue
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 3E1

Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Single Carport, Single Garage Detached

Interior

Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

High	Ross Sheppard
------	---------------

Additional Information

Date Listed August 7th, 2025
Days on Market 41
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 September 17th, 2025 at 11:32am MDT