

## **\$459,900 - 13908 115 Avenue, Edmonton**

---

MLS® #E4461346

**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,033 sqft

Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

MASSIVE 50X75 LOT! HUGE 22X25 GARAGE/SHOP WITH 10 FOOT CEILINGS! WELL KEPT BUNGALOW. BORDERING CORONATION PARK! WELCOME TO 13908-115 AVE NW. LOCATED IN THE UPSCALE AREA OF WOODCROFT THIS AMAZING 1954 BUILT HOME HAS 4 BEDROOMS, 2 BATHS, AND ALMOST 2000 SQ FEET OF LIVING SPACE. THE KITCHEN HAS OAK CABINETRY, TILE BACKSPLASH, AND LINOLEUM FLOORS. DINING NOOK IS OFF KITCHEN WITH CARPET FLOORS. SPACIOUS LIVING AREA HAS 8 FOOT CEILINGS. PRIMARY BEDROOM HAS CARPET FLOORS AND A SLIDING DOOR CLOSET. MAIN FLOOR ALSO HAS A BATHROOM AND 2 ADDITIONAL BEDROOMS. BASEMENT IS COMPLETED WITH A BEDROOM, FAMILY ROOM, STORAGE ROOM, FULL BATHROOM, DEN AREA, LAUNDRY ROOM, AND UTILITY AREA. DETACHED GARAGE IS HEATED WITH CONCRETE FLOORS, 220V POWER, AND HAS STEEL BEAM CONSTRUCTION. SHINGLES ON HOME AND GARAGE ARE NEWER. YARD IS FENCED WITH ALUMINUM FENCING. HOME BORDERS ROAD/ALLEY ON 3 SIDES (POSITIVE FOR INFILL CONSTRUCTION). YARD IS LANDSCAPED WITH MATURE TREES, A GARDEN, AND AMAZING CURB APPEAL. WELCOME HOME!



Built in 1954

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461346               |
| Price          | \$459,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,033                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 13908 115 Avenue |
| Area        | Edmonton         |
| Subdivision | Woodcroft        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 3B4          |

## Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Extra, R.V. Storage |
| Parking Spaces | 5                                                                                                       |
| Parking        | Double Garage Detached, Heated, RV Parking                                                              |

## Interior

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

## Exterior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                                        |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden, View City |
| Roof              | Asphalt Shingles                                                                                                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                 |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 11                |
| 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 October 18th, 2025 at 11:17pm MDT