

Courtesy Of Dave A Linklater Of RE/MAX Elite

## **\$486,900 - 11703 135b Street, Edmonton**

MLS® #E4455305

**\$486,900**

3 Bedroom, 2.00 Bathroom, 996 sqft

Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

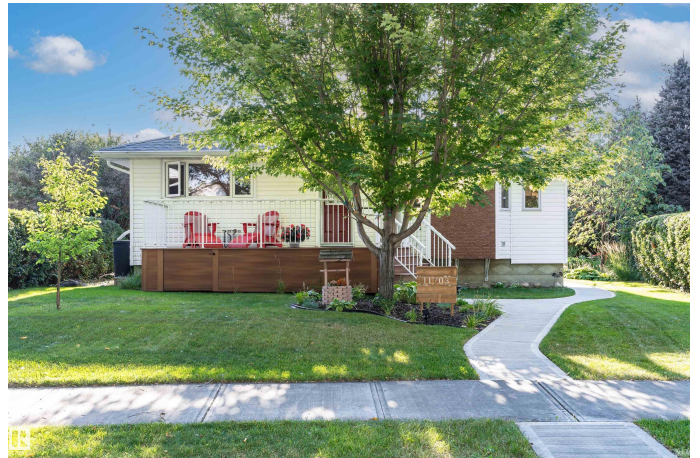
EXTENSIVE RENOVATIONS, METICULOUSLY MAINTAINED & MOVE IN READY!!! Lovingly updated & maintained by the same owners for the past 33 years, this charming home is sure to impress, inside & out! The main floor features a stylish kitchen with S/S appliances & custom cabinetry, a bright, spacious dining area, living room with cozy wood F/P, 2 large bedrooms & 3 pc. bath. The fully finished basement offers a theatre-style rec room, 3rd bedroom, 3 pc. bath with steam shower, laundry, & mechanical/workshop area. Outside, enjoy a massive pie shaped backyard with paving stone patio, stunning lush landscaping & garden area; just perfect for families or entertaining. Hey guys, the recently built 23.5' x 19' dream garage with epoxy floor, 220V wiring & tons of extra storage in the loft, is perfect for the cars & all the toys! Located close to Westmount Mall, Kingsway Mall, Downtown, NAIT, Telus World of Science & Coronation Park/Arena. This home blends timeless character with thoughtful updates; don't miss out!!!

Built in 1954

### **Essential Information**

MLS® # E4455305

Price \$486,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 996                    |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11703 135b Street |
| Area        | Edmonton          |
| Subdivision | Woodcroft         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5M 1L8           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                              |
| Stories      | 2                                                                                                                                      |
| Has Basement | Yes                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                            |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Brick, Stucco                                                            |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Dovercourt School  
Middle                              Westmount School  
High                                Ross Sheppard School

**Additional Information**

Date Listed                      August 29th, 2025  
Days on Market                15  
Zoning                              Zone 07

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