

## **\$649,900 - 11544 And 11546 136 Street, Edmonton**

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MLS® #E4425309

**\$649,900**

6 Bedroom, 2.00 Bathroom, 2,096 sqft

Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

Exceptional investment opportunity! Welcome to 11544 & 11546 136 St NW, a full duplex on one title in a fantastic location with a 130 X 68 Lot. Each bright and inviting unit offers 3 spacious bedrooms, 1 bathroom, and a shared detached garage. Sunlight pours into the main living areas, highlighting the seamless flow between the kitchen, dining area, and living roomâ€”perfect for everyday living and entertaining. Both kitchens feature stainless steel appliances and ample cupboard space. The full, unfinished basements with separate entrances offer incredible potential for suite development or additional living space. Nestled in a desirable neighbourhood, this property is within walking distance of Woodcroft School, Ross Sheppard School, Telus World of Science, Woodcroft Library, and a variety of restaurants and shopping. Don't miss this rare opportunityâ€”whether you're an investor or looking for a multi-family living solution!! ROOF(2018) BOILER(2021)



Built in 1957

### **Essential Information**

MLS® #	E4425309
Price	\$649,900
Bedrooms	6
Bathrooms	2.00

Full Baths	2
Square Footage	2,096
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information

Address	11544 And 11546 136 Street
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 1M3

### Amenities

Amenities	Hot Water Natural Gas
Parking	Double Garage Detached

### Interior

Appliances	Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Baseboard, Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 12th, 2025

Days on Market 54

Zoning Zone 07

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