

## \$425,000 - 13932 117 Avenue, Edmonton

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MLS® #E4462630

**\$425,000**

5 Bedroom, 1.00 Bathroom, 1,432 sqft

Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

Welcome to this beautifully upgraded bungalow in the heart of Woodcroft, one of Edmonton's most sought-after mature neighbourhoods. Offering over 1,400 sq. ft. above grade plus 1,200+ sq. ft. below, this home blends classic charm with modern comfort. The bright main floor features four bedrooms, a spacious living room with large south-facing windows, a dedicated dining area, and an updated kitchen with white cabinetry, tile flooring, and a built-in pantry. Recent upgrades include a refreshed kitchen, bathroom, flooring, and paint on both levels. The finished basement adds a large family room, an additional bedroom, den, a laundry area, and a roughed-in second bathroom. Enjoy summer evenings in the fully fenced backyard with a fire pit, raised garden beds, and mature landscaping. Complete with a 26'x22' insulated double garage, and ideally located near schools, parks, shopping, and easy access to Groat Road and Yellowhead Trail.



Built in 1957

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4462630  |
| Price    | \$425,000 |
| Bedrooms | 5         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,432                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13932 117 Avenue |
| Area        | Edmonton         |
| Subdivision | Woodcroft        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 3J4          |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Detached                                                     |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                 |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Stucco                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                           |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Dovercourt School    |
| Middle     | Westmount School     |
| High       | Ross Sheppard School |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 18                 |
| Zoning         | Zone 07            |

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Listing information last updated on November 4th, 2025 at 5:17pm MST