

\$425,000 - 13932 117 Avenue, Edmonton

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	3
Zoning	Zone 07

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