

\$375,000 - 13236 115 Avenue, Edmonton

MLS® #E4462170

\$375,000

4 Bedroom, 2.00 Bathroom, 996 sqft
Single Family on 0.00 Acres

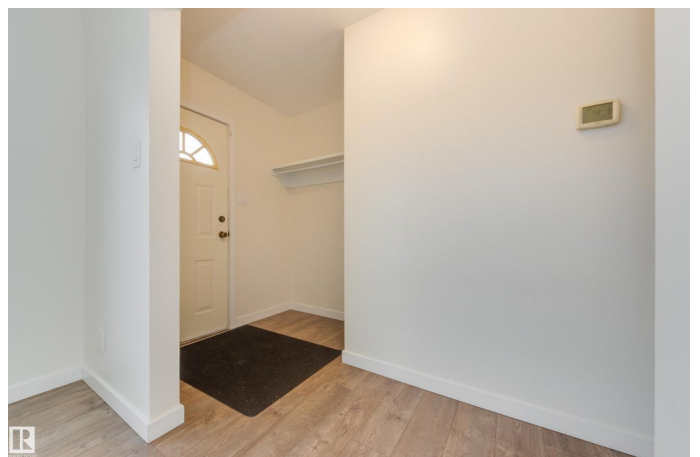
Woodcroft, Edmonton, AB

Welcome to this 996 sq ft bungalow, perfectly situated on a spacious 50x125 corner lot! Great opportunity for first time buyers, investors or developers. Step inside to find 4 bedrooms and 2 renovated bathrooms, offering comfort and modern style. The main floor features newer laminate flooring, upgraded trim, and bright vinyl windows that fill the home with natural light. Bsmt is 90% finished and features a separate side entrance, providing endless options whether you need extra living space, a roommate area, or future suite potential. Outside, enjoy a large yard, double detached garage, RV parking, and great trailer backup space in alley. Upgrades include shingles within the last 5-10 years, vinyl windows, bathrooms, flooring and trim; major updates are already done! The large corner lot provides fantastic future development potential, including multi-unit. Located close to shopping, schools, and downtown this home combines convenience and flexibility at great value, everything youâ€™ve been looking for!

Built in 1954

Essential Information

MLS® #	E4462170
Price	\$375,000



Bedrooms	4
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	13236 115 Avenue
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 3A6

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Vinyl Windows
Parking	Double Garage Detached, RV Parking

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Additional Information

Date Listed October 15th, 2025

Days on Market 12

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 27th, 2025 at 7:32pm MDT