

## \$399,900 - 11715 139 Street, Edmonton

MLS® #E4459832

**\$399,900**

5 Bedroom, 2.00 Bathroom, 1,045 sqft

Single Family on 0.00 Acres

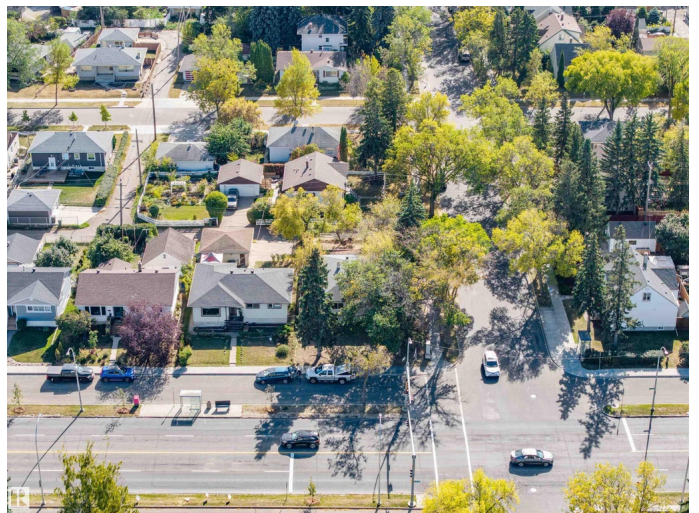
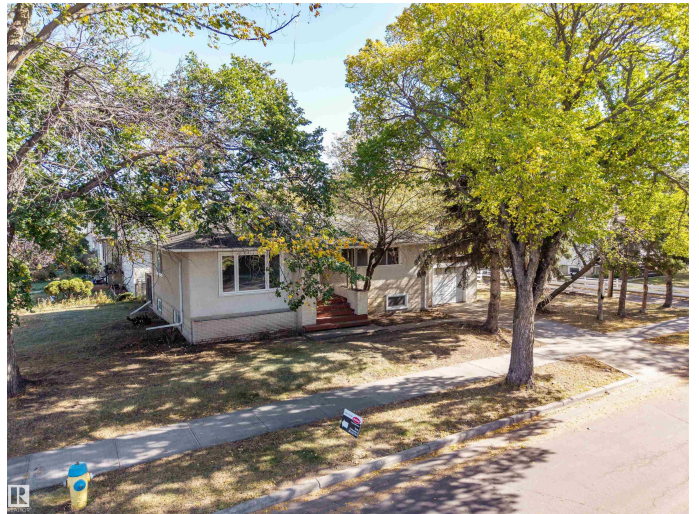
Woodcroft, Edmonton, AB

LARGE CORNER LOT SITUATED IN THE HIGHLY SOUGHT AFTER AND DESIRABLE NEIGHBOURHOOD OF WOODCROFT LOCATED ONLY MINUTES FROM DOWNTOWN EDMONTON. This great investment property boasts a raised bungalow and Features include: On the main level there are 3 bedrooms, large living area, dining room and full bath. The lower level offers a 2 bedroom basement IN-LAW SUITE with SEPARATE ENTRANCE ALONG WITH A LARGE YARD & a single attached garage. Minutes to Westmount Shopping Center. This home is situated in a great neighborhood with excellent revenue potential. The home does need some TLC.

Built in 1956

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459832  |
| Price          | \$399,900 |
| Lease Rate     | \$35      |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,045     |
| Acres          | 0.00      |
| Year Built     | 1956      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11715 139 Street |
| Area        | Edmonton         |
| Subdivision | Woodcroft        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 1S2          |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Ceiling 9 ft., Exterior Walls- 2"x6", See Remarks |
| Parking   | Single Garage Attached                            |

### Interior

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

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                   |
| Exterior Features | Corner Lot, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Brick, Stucco                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 37                   |
| Zoning         | Zone 07              |

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Listing information last updated on November 3rd, 2025 at 7:18pm MST