

Courtesy Of Chrystal Smith Of Century 21 Masters

## \$325,000 - 13307 116 Avenue, Edmonton

MLS® #E4444637

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

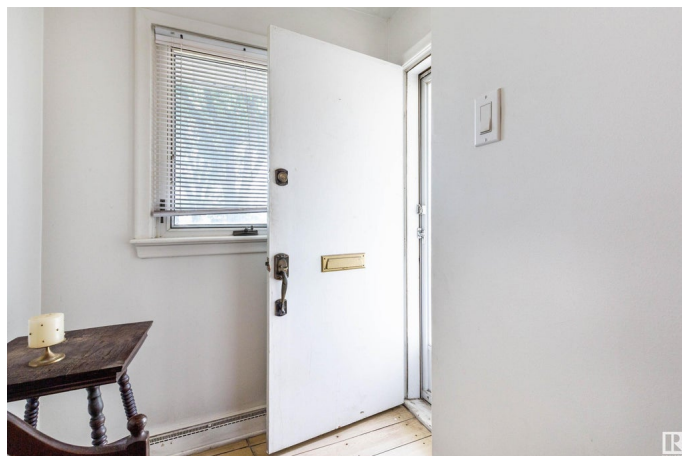
Perfect redevelopment property or fix n flip. This home is in mostly original condition. There is a newer roof and newer electrical panel. The lot is 50x125. There is a single detached garage but it does need repair. There is a back alley behind the home. There is a back entrance to the basement which would make it easy to transform into a basement suite. Awesome location within walking distance to 2 schools. Public transport, shops etc. are close by. Only a few minutes to downtown. Come view today!

Built in 1954

### Essential Information

MLS® #	E4444637
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	13307 116 Avenue
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 3E4

### **Amenities**

Amenities	On Street Parking, No Smoking Home
Parking Spaces	2
Parking	Single Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	50x125
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	10
Zoning	Zone 07

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Listing information last updated on July 5th, 2025 at 10:02pm MDT