

# \$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 | 19                   |
| 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 16th, 2025 at 2:47pm MDT