

# \$649,900 - 11544 And 11546 136 Street, Edmonton

MLS® #E4425309

**\$649,900**

6 Bedroom, 2.00 Bathroom, 2,096 sqft  
Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

Exceptional investment opportunity! Welcome to 11544 & 11546 136 St NW, a full duplex on one title in a fantastic location with a 130 X 68 Lot. Each bright and inviting unit offers 3 spacious bedrooms, 1 bathroom, and a shared detached garage. Sunlight pours into the main living areas, highlighting the seamless flow between the kitchen, dining area, and living roomâ€”perfect for everyday living and entertaining. Both kitchens feature stainless steel appliances and ample cupboard space. The full, unfinished basements with separate entrances offer incredible potential for suite development or additional living space. Nestled in a desirable neighbourhood, this property is within walking distance of Woodcroft School, Ross Sheppard School, Telus World of Science, Woodcroft Library, and a variety of restaurants and shopping. Don't miss this rare opportunityâ€”whether you're an investor or looking for a multi-family living solution!! ROOF(2018) BOILER(2021)

Built in 1957

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4425309  |
| Price     | \$649,900 |
| Bedrooms  | 6         |
| Bathrooms | 2.00      |



|                |                     |
|----------------|---------------------|
| Full Baths     | 2                   |
| Square Footage | 2,096               |
| Acres          | 0.00                |
| Year Built     | 1957                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 11544 And 11546 136 Street |
| Area        | Edmonton                   |
| Subdivision | Woodcroft                  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5M 1M3                    |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Natural Gas  |
| Parking   | Double Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Baseboard, Forced Air-1, Natural Gas   |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### **Exterior**

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

### **Additional Information**

Date Listed March 12th, 2025

Days on Market 22

Zoning Zone 07

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Listing information last updated on April 3rd, 2025 at 5:32pm MDT