

## \$430,000 - 11632 Groat Road, Edmonton

MLS® #E4445995

**\$430,000**

4 Bedroom, 2.00 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

Woodcroft, Edmonton, AB

Well Maintained Bungalow in a nice neighborhood of Woodcroft. Good Solid Construction with manicured landscaping. This home features 4 bedrooms plus den and 2 full bathrooms. The living room is huge with large window that let in plenty of natural light. It has spacious kitchen with cozy breakfast nook. It has formal dining good for entertaining guests. There are 2 large bedrooms and 4 piece bathroom on the main floor. The basement features a cozy family room, 2 bedrooms, a den you can use as office room, 3 piece bathroom and laundry room. Upgrades include new flooring on the main floor, House Roof 2023, Hot Water tank 2021. Furnace was replaced on 2016, Professional drain cleaning done in 2024. Garage Roof 2013. No animal , no smoking home. Close to all amenities, public transportation, school, shopping and parks.

Built in 1956

### Essential Information

MLS® #	E4445995
Price	\$430,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,167



Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11632 Groat Road
Area	Edmonton
Subdivision	Woodcroft
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 3K5

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	1

## Zoning

## Zone 07

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