

## \$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 | 50             |

## Zoning

## Zone 07

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