

## \$459,900 - 13436 118 Avenue, Edmonton

MLS® #E4462297

**\$459,900**

5 Bedroom, 3.00 Bathroom, 1,003 sqft

Single Family on 0.00 Acres

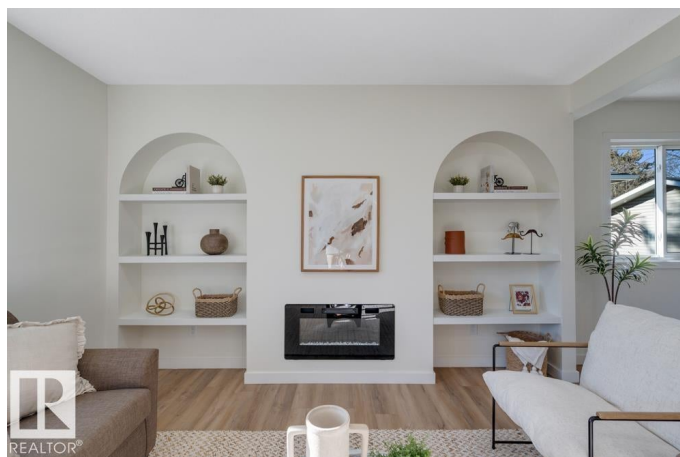
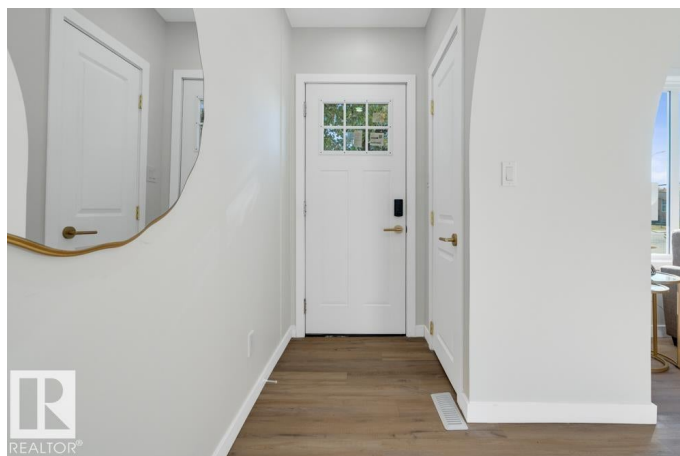
Dovercourt, Edmonton, AB

Welcome to this beautifully renovated, conveniently located move in ready bungalow with a stunning legal suite in the community of Dovercourt. The open concept main level living area boasts new shingles, natural light throughout, and features a beautiful electric fireplace with custom arch shelving on either side. The updated kitchen includes new stainless steel appliances, quartz countertops, and a peninsula perfect for hosting family and friends. 3 comfortable bedrooms, a full bathroom, and a 3-piece ensuite to complete the main level. Downstairs, through your separate entrance, is your 2 bedroom, 1 full bathroom legal suite. Similarly to upstairs, you have quartz countertops on your peninsula, and a beautiful electric fireplace in your main living area. 2 bedrooms and another full bathroom complete your legal basement suite. Whether you're looking to offset your mortgage, or expand your portfolio - this property is perfect for your needs.

Built in 1954

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462297  |
| Price     | \$459,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,003                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13436 118 Avenue |
| Area        | Edmonton         |
| Subdivision | Dovercourt       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 2L8          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Induction |
| Heating           | Forced Air-2, Natural Gas                                                        |
| Fireplace         | Yes                                                                              |
| Fireplaces        | Insert                                                                           |
| Stories           | 2                                                                                |
| Has Suite         | Yes                                                                              |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Finished                                                                   |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Vinyl                                          |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Vinyl                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 16th, 2025

Days on Market                18

Zoning                              Zone 04

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Listing information last updated on November 3rd, 2025 at 1:02pm MST