

\$459,900 - 13436 118 Avenue, Edmonton

MLS® #E4462297

\$459,900

5 Bedroom, 3.00 Bathroom, 1,003 sqft

Single Family on 0.00 Acres

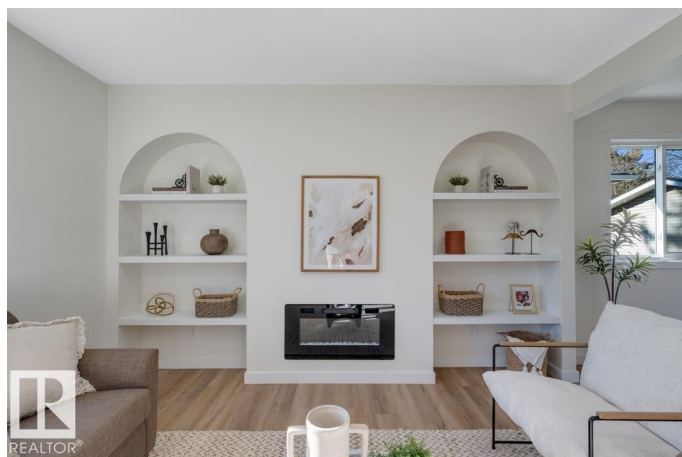
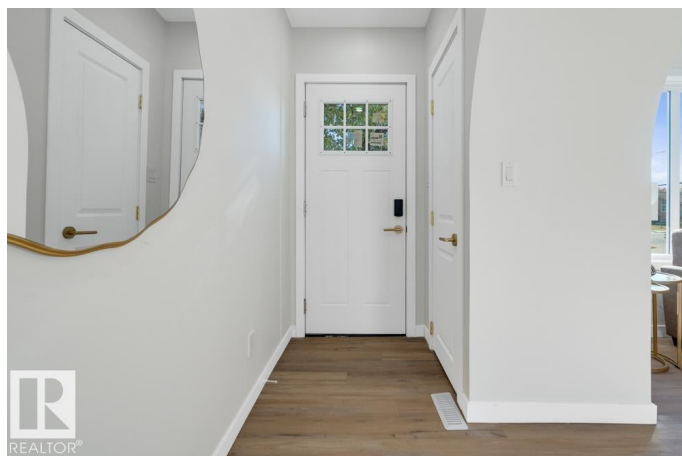
Dovercourt, Edmonton, AB

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 19

Zoning Zone 04

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 November 4th, 2025 at 5:17pm MST