

## \$539,900 - 13436 118 Avenue, Edmonton

MLS® #E4458020

**\$539,900**

5 Bedroom, 3.00 Bathroom, 1,005 sqft

Single Family on 0.00 Acres

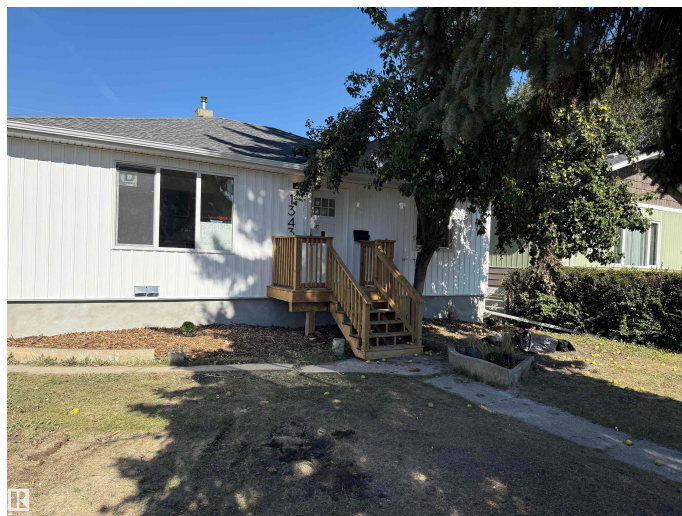
Dovercourt, Edmonton, AB

Welcome to this updated Dovercourt home with a 3-bed, 1-bath main floor and a 2-bed, 1-bath legal suite, ideal for multi-generational living or rental income. The bright main level features a spacious living room, stylish kitchen, and comfortable bedrooms. The legal basement suite offers a private entrance, modern finishes, and its own laundry for complete independence. Outside, enjoy a double detached garage, extra parking, and a fenced yard—perfect for families or tenants. Located close to schools, parks, shopping, and major routes, this property provides easy access to downtown and all amenities. Whether you’re an investor or a homeowner seeking a mortgage helper, this move-in-ready property combines versatility and value in one of Edmonton’s most convenient communities.

Built in 1954

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458020  |
| Price          | \$539,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,005     |
| 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

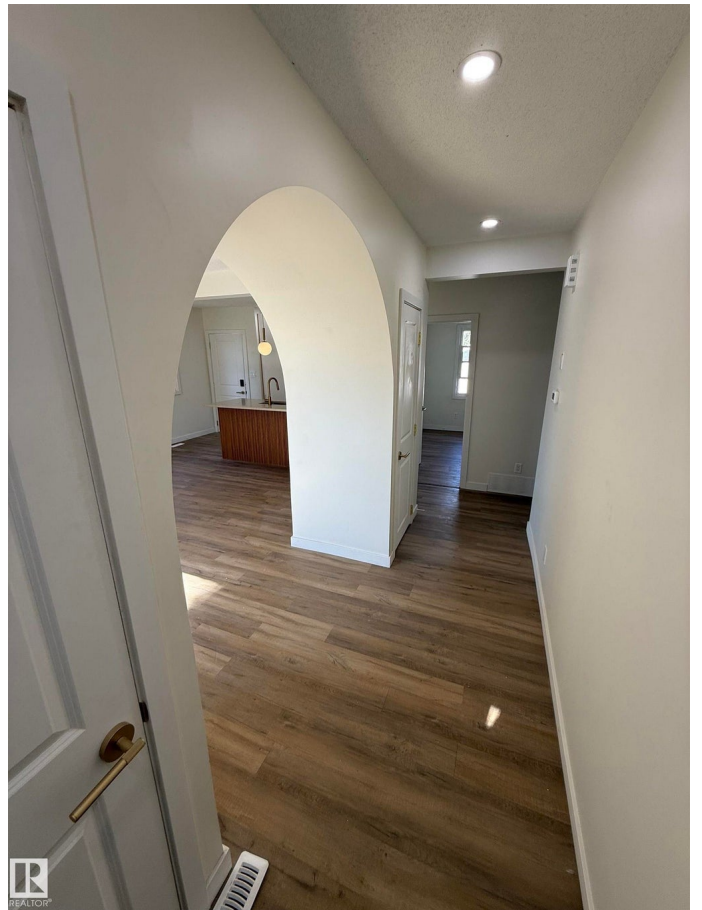
|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| 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 | Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Vinyl                           |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 22                   |
| Zoning         | Zone 04              |



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Listing information last updated on October 8th, 2025 at 7:32am MDT