

Courtesy Of Delaney Pater Of Royal LePage Arteam Realty

# \$484,900 - 13436 118 Avenue, Edmonton

MLS® #E4462297

**\$484,900**

5 Bedroom, 3.00 Bathroom, 1,003 sqft  
Single Family on 0.00 Acres

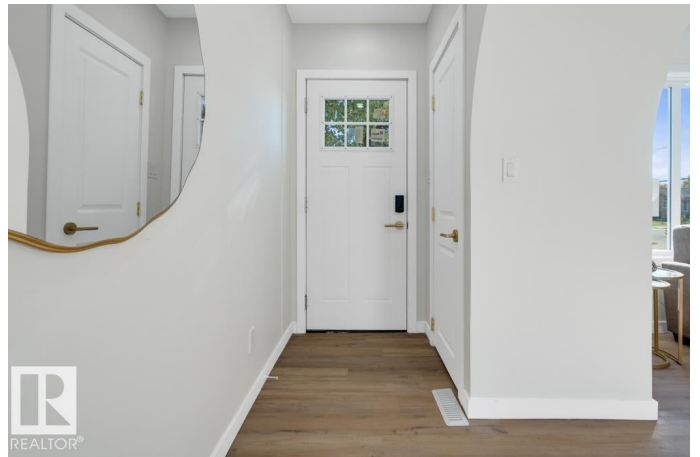
Dovercourt, Edmonton, AB

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, a 3-piece ensuite, and a new stacked washer/dryer 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	\$484,900
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, Stacked Washer/Dryer, 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 8  
Zoning Zone 04

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Listing information last updated on October 24th, 2025 at 12:32pm MDT