

\$589,555 - 13916 118 Avenue, Edmonton

MLS® #E4438796

\$589,555

4 Bedroom, 3.50 Bathroom, 1,718 sqft

Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

This fully fin custom-built single-family home, complete w/a walkout legal 1-bed, 1-bath basement suite, is located in the highly sought-after & mature community of Dovercourt in Edmonton. As you enter, you're greeted by 10-foot ceilings, expansive windows that fill the home w/natural light, & a spacious kitchen featuring s/s appliances, a gas stove, a buffet bar, & a large family room perfect for entertaining. Upstairs offers 3 generously sized bedrooms + 2 full bathrooms, including a luxurious primary suite w/a spa-like ensuite & a large W/I closet. For added convenience, the laundry is also located upstairs. The legal basement suite is a fantastic mortgage helper & an excellent option for rental income. Ideally situated just a 5-minute walk to Dovercourt School (K "9 Chinese bilingual), 5 mins to Westmount, & only 10 mins to University of Alberta, MacEwan University, D/T, & West Edmonton Mall, this property is perfect for those looking to live central. Lots of street parking + a double detached garage!

Built in 2023

Essential Information

MLS® # E4438796

Price \$589,555



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,718 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 13916 118 Avenue |
| Area | Edmonton |
| Subdivision | Dovercourt |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5L 2M4 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 10 ft., Deck, No Smoking Home, Parking-Extra, R.V. Storage, Storage-In-Suite, Walk-up Basement, HRV System |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Hood Fan, Microwave Hood Fan, Oven-Microwave, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Dishwasher-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Landscaped, Playground Nearby, Public Swimming Pool, Public |

Transportation, Schools, Shopping Nearby

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|----------------------|
| Elementary | Dovercourt School |
| Middle | Westmount School |
| High | Ross Sheppard School |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 20 |
| Zoning | Zone 04 |

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Listing information last updated on June 16th, 2025 at 6:17am MDT