

# **\$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&#160;"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

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 37             |
| Zoning         | Zone 04        |

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Listing information last updated on July 3rd, 2025 at 1:17pm MDT