

## \$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

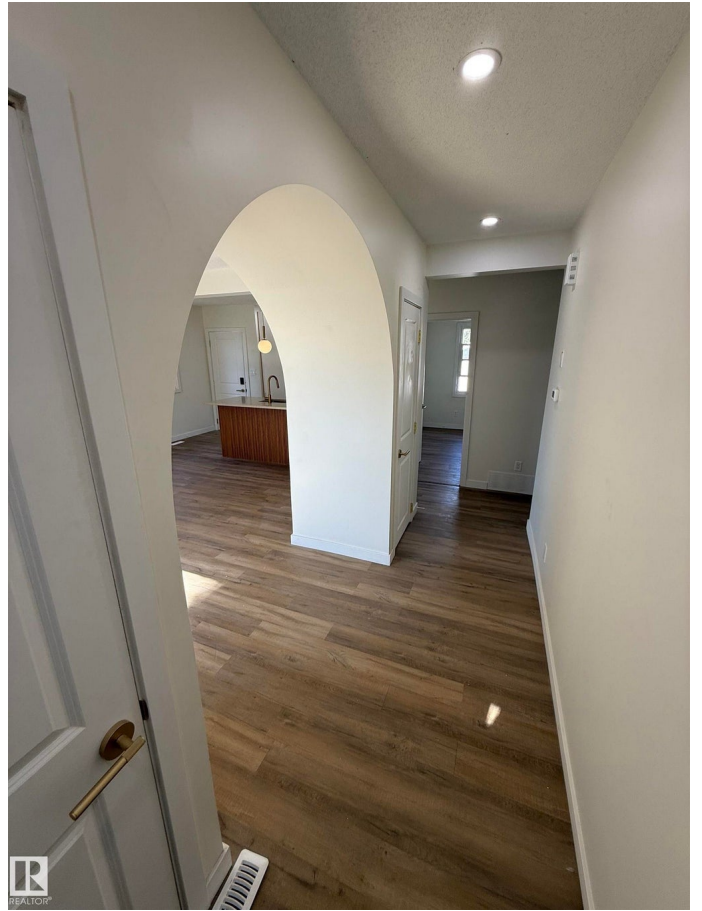
### Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed  
Zoning

September 16th, 2025  
Zone 04



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Listing information last updated on September 16th, 2025 at 7:17pm MDT