

\$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&A€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

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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	11
Zoning	Zone 04

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Listing information last updated on June 7th, 2025 at 12:32pm MDT