

# **\$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	43
Zoning	Zone 04

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 9th, 2025 at 7:02am MDT