Courtesy Of Max Segal Of Real Broker

$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 yardâ€”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 youâ€™re an investor or a homeowner seeking a mortgage helper, this move-in-ready property combines versatility and value in one of Edmontonâ€™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

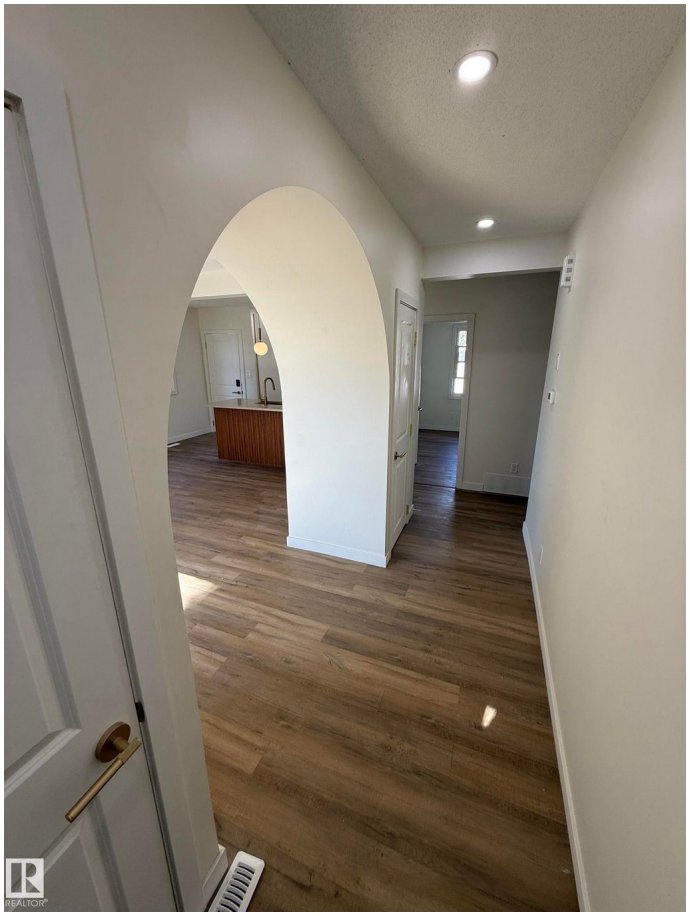
Interior Features	ensuite bathroom
Appliances	Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed	September 16th, 2025
Days on Market	2
Zoning	Zone 04



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Listing information last updated on September 18th, 2025 at 7:17am MDT