

Courtesy Of David M Ozubko Of Real Broker

\$369,900 - 13647 122 Avenue, Edmonton

MLS® #E4458374

\$369,900

4 Bedroom, 2.00 Bathroom, 1,279 sqft
Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

Experience the charm of Dovercourt in this 4 bedroom 2 bath, 2 storey home on a quiet street with a large yard on a 50ft x 130ft lot. Blending 50's character with thoughtful updates, the main floor features curved walls, textured ceilings, solid wood cabinets. Head upstairs with 3 spacious bedrooms with a full bath. The bright basement offers a 2nd kitchen, separate entry, full bath, bedroom and living space, making it ideal for extended family or a private suite. Recent updates include sewer line replacement, hot water tank (2020), deck with privacy screen, asbestos removal in the basement bath and laundry and updated fixtures. Added convenience comes with extra washer/dryer hookups upstairs. With 100 amp service, roof approx. 15 years old and plenty of storage, this home is move-in ready with room to grow. Dovercourt is a fantastic family community with schools, parks, transit and quick access to downtown and the Yellowhead, making this a smart choice for families or investors.

Built in 1954

Essential Information

MLS® #	E4458374
Price	\$369,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,279
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	13647 122 Avenue
Area	Edmonton
Subdivision	Dovercourt
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2W1

Amenities

Amenities	Deck, Detectors Smoke, Fire Pit
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Dovercourt School
Middle	Westmount School
High	Ross Sheppard School

Additional Information

Date Listed	September 18th, 2025
Days on Market	1
Zoning	Zone 04

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