

## \$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 |
| Zoning      | Zone 04              |

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Listing information last updated on September 18th, 2025 at 6:32pm MDT