# \$449,900 - 13619 122 Avenue, Edmonton

MLS® #E4461783

#### \$449,900

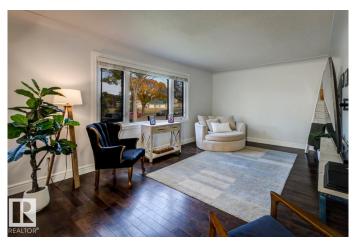
3 Bedroom, 3.00 Bathroom, 1,400 sqft Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

Welcome to this beautiful 1.5 Storey home located on a quiet, tree-lined street in the mature, central community of Dovercourt! This 3 bed plus den, 3 bath home has been completely renovated from top to bottom. The main floor offers a spacious living room, bedroom and full bathroom complete with a stunning cast-iron claw foot tub. The open concept kitchen has espresso maple cabinets, quartz countertops, and stainless steel appliances. The upstairs has been opened up to make an incredible primary suite with hardwood floors, custom closet and ensuite with five-foot shower. This upper floor could be easily converted back to two bedrooms to accommodate any family's needs. Other features of this home include newer windows, shingles, furnace, hot water tank, updated electrical and plumbing lines, sewer line, backwater valve, newer fence and deck - and more! Dovercourt is a fantastic central community just minutes to downtown and surrounded by all amenities - shopping, transit, restaurants, schools, and more.







Built in 1954

## **Essential Information**

MLS® # E4461783 Price \$449,900 Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,400

Acres 0.00

Year Built 1954

Type Single Family

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

## **Community Information**

Address 13619 122 Avenue

Area Edmonton
Subdivision Dovercourt
City Edmonton
County ALBERTA

Province AB

Postal Code T5L 2W1

#### **Amenities**

Amenities Closet Organizers, Deck, Detectors Smoke, Low Flw/Dual Flush Toilet,

No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl

Windows

Parking Spaces 3

Parking Single Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low

Maintenance Landscape, Paved Lane, Playground Nearby, Schools,

Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl Foundation Concrete Perimeter

#### **Additional Information**

Date Listed October 10th, 2025

Days on Market 25

Zoning Zone 04

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