

Courtesy Of Nikita L Gylander Of Century 21 Masters

## **\$479,900 - 13619 122 Avenue, Edmonton**

MLS® #E4461783

**\$479,900**

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 \$479,900



|                |                        |
|----------------|------------------------|
| 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 | 9                  |
| Zoning         | Zone 04            |

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Listing information last updated on October 19th, 2025 at 8:32am MDT