

## \$399,900 - 13311 Dovercourt Avenue, Edmonton

MLS® #E4464995

**\$399,900**

4 Bedroom, 1.50 Bathroom, 959 sqft

Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

Beautifully updated and move-in ready, this 4 bedroom 1.5 bath bungalow in Dovercourt blends classic charm with modern comfort. Fresh paint and new flooring create bright welcoming spaces throughout. The main floor offers a spacious living room with picture window, an updated kitchen with stainless steel appliances and rich wood cabinetry, and 3 comfortable bedrooms with a full bath. The finished basement extends your living area with a cozy fireplace, guest bedroom, half bath and plenty of storage. Outside, enjoy a large fenced yard with mature trees, deck and firepit, perfect for relaxing or entertaining. A single detached garage adds convenience, while recent updates including bathrooms, carpet, baseboards and flooring add peace of mind. Situated in a mature central neighbourhood close to schools, parks and transit, this Dovercourt home offers space, comfort and value for families, first-time buyers or investors.

Built in 1955

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464995  |
| Price     | \$399,900 |
| Bedrooms  | 4         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 959                    |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 13311 Dovercourt Avenue |
| Area        | Edmonton                |
| Subdivision | Dovercourt              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5L 4E3                 |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Off Street Parking, Fire Pit, No Animal Home, No Smoking Home |
| Parking   | Single Garage Detached                                        |

### Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                     |
| Fireplace    | Yes                                                                                                           |
| Fireplaces   | Brick Facing, Glass Door                                                                                      |
| Stories      | 2                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | Full, Finished                                                                                                |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                               |
| Exterior Features | Back Lane, Cross Fenced, Fenced, Flat Site, Landscaped, Playground Nearby, 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                      November 6th, 2025  
Days on Market                14  
Zoning                              Zone 04

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