

# \$449,900 - 13417 122 Avenue, Edmonton

MLS® #E4432093

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,140 sqft  
Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

Prime Redevelopment Opportunity in the Heart of Dovercourt! Welcome to one of Dovercourt's most desirable corner lots. This incredible 162' long x 80' deep, 10,410 square foot, (almost  $\frac{1}{4}$  acre) lot is nestled in a mature, tree lined neighbourhood. This rare offering presents endless potential for infill redevelopment, or a stunning custom estate home. The property features an existing 3 bedroom, 2 bathroom bungalow with a finished basement, a double detached garage with a private front access driveway, rear alley access providing excellent flexibility for future development. Close to schools, parks, shopping, and easy commuter routes, this location blends established community charm with urban convenience. Opportunities like this are few and far between in such a sought-after, central neighbourhood. Just off St. Albert Trail and Yellowhead make this a perfect location to Invest, build, or hold, the choice is yours.

Built in 1956

## Essential Information

MLS® #	E4432093
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,140
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13417 122 Avenue
Area	Edmonton
Subdivision	Dovercourt
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2Y6

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached, RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Pius X/Dovercourt
Middle	St. Mark/Holy Cross
High	St FX/Ross Sheppard

### **Additional Information**

Date Listed            April 22nd, 2025

Days on Market      1

Zoning                Zone 04

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