



# 13428 118 Avenue Edmonton AB

\$414,900

Welcome to this gorgeous 1500+ SF half-duplex in the neighbourhood of Dovercourt. This beautiful home is located on a corner lot. As you enter the house a spacious bright living room with two large bay windows on both the south and north side makes you feel welcome. The kitchen is fully outfitted with nice maple cabinets, counter tops and stainless-steel appliances. New carpet, new wall paint & upgraded LED lights throughout the house. A new hot water tank, furnace and duct was cleaned recently. The added value of this home is a 100% aluminum gutter guard with 40 years of warranty installed, which you don't find in most of the properties. This property features a separate entrance to the fully finished basement with a nice in-law suite that has one-bedroom, spacious living room with 9 feet ceiling, kitchen and a 4-pcs bathroom. Walking distance to Westmount shopping center. A minute's walk to bus stops in all four directions. 10 minutes' drive to NAIT college, Norquest college and Concordia University.

Listing Presented By:



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