

## \$749,000 - 13055 165 Avenue, Edmonton

MLS® #E4434459

**\$749,000**

6 Bedroom, 3.50 Bathroom, 2,546 sqft

Single Family on 0.00 Acres

Oxford, Edmonton, AB

Stunning 2-Story Home with Legal Suite in Oxford Area This beautifully maintained 2-story home in Oxford features 3 spacious bedrooms, a full bathroom, and a large luxurious primary bedroom ( 4th) with a 5-piece ensuite. The main level offers a large den/office and a half bath, plus an extra-large main kitchen with plenty of counter space and a separate SPICE KITCHEN—perfect for passionate cooks. The FULLY LEGAL 2-bedroom basement suite with PRIVATE ENTRANCE is ideal for extended family or as a mortgage helper. Enjoy year-round comfort with central A/C and a heated double attached garage. Located just steps from a major shopping complex with all your favorite stores, this home offers ultimate convenience. Don't miss out on this incredible home in a family-friendly neighborhood!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434459  |
| Price          | \$749,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,546     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2013                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13055 165 Avenue |
| Area        | Edmonton         |
| Subdivision | Oxford           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0G1          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Parking-Extra |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garburator, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |
| Foundation        | Concrete Perimeter       |

**Additional Information**

Date Listed            May 4th, 2025  
Days on Market      10  
Zoning                Zone 27

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