

## \$404,900 - 13017 162 A Avenue, Edmonton

MLS® #E4440935

**\$404,900**

2 Bedroom, 2.50 Bathroom, 1,194 sqft

Single Family on 0.00 Acres

Oxford, Edmonton, AB

Discover this newly renovated 2 bed, 2.5 bath duplex in the desirable community of Oxford. Each bedroom features it's own walk in closet and private en-suite, offering comfort and privacy-perfect for families or shared living. Enjoy a private backyard, fully finished basement, and attached single-car garage. Located just 2 minutes away from Albany Market Square, you'll have quick access to the luxury Movati gym, a plethora of dining options, and several grocery stores. Nearby Oxford Park and a variety of daycare options make this an ideal family-friendly location. Zoned for top-rated Elizabeth Finch School and Sir John Thompson School, this home offers the perfect blend of style, convenience, and community. Don't miss your chance to own this Oxford gem.

Built in 2003

### Essential Information

MLS® #	E4440935
Price	\$404,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.00



Year Built	2003
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	13017 162 A Avenue
Area	Edmonton
Subdivision	Oxford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1X7

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Katherine Therrien School
Middle	Sir John Thompson

High Archbishop O'Leary

### **Additional Information**

Date Listed June 6th, 2025

Days on Market 9

Zoning Zone 27

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