

Courtesy Of Jane Vu Of Real Broker

## \$535,000 - 13327 155 Avenue, Edmonton

MLS® #E4460439

**\$535,000**

4 Bedroom, 3.00 Bathroom, 1,433 sqft

Single Family on 0.00 Acres

Oxford, Edmonton, AB

Welcome to Oxford! This bright bi-level offers over 1,400 sq. ft. of open-concept living in a desirable neighbourhood. Featuring vaulted California ceilings and a functional layout, this home is filled with natural light. Recent updates include a newer roof (3 yrs), high-efficiency furnace (2 yrs), and a brand-new hot water tank. The separate entrance and fully finished lower level with a SECOND KITCHEN provide excellent potential for extended family living or rental income. Enjoy the oversized double garage, covered deck perfect for year-round use, and the convenience of a bus stop right at your front door. Located close to schools, parks, shopping, and all amenities, this home blends comfort, style, and value. With quick access to Anthony Henday and major routes, commuting is easy while still enjoying a quiet family-friendly community. A fantastic opportunity for families or investors seeking a move-in ready property in a prime location!

Built in 2000

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460439  |
| Price     | \$535,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,433                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13327 155 Avenue |
| Area        | Edmonton         |
| Subdivision | Oxford           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0B8          |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Patio, Vinyl Windows |
| Parking Spaces | 4                                                                                                                    |
| Parking        | Double Garage Attached                                                                                               |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Fireplace         | Yes                                                                                                        |
| Fireplaces        | Mantel                                                                                                     |
| Stories           | 3                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Finished                                                                                             |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                |
| Exterior Features | Fenced, Flat Site, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Elizabeth Finch School |
| Middle     | Elizabeth Finch School |
| High       | Ross Sheppard School   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 27           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 29th, 2025 at 3:02pm MDT