

## \$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 11  
Zoning Zone 27

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