

## \$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      6  
Zoning                Zone 27

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