

\$639,900 - 13040 164 Avenue, Edmonton

MLS® #E4451653

\$639,900

5 Bedroom, 3.00 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Oxford, Edmonton, AB

LEGAL BASEMENT SUITE. This beautiful 5 bedroom, 1635 square foot bilevel has a mortgage helper that can generate income in the range of \$1500 per month. The second suite is fully equipped with 5 appliances, a second kitchen and two spacious bedrooms. If you prefer, extended family can enjoy this with a Separate entrance from the garage. You will love the kitchen; a cook's dream. Large island with a raised countertop, upgraded SS appliances. Most of the cabinets are pull out drawers. Three bedrooms up. The master bedroom has a walk-in closet with a large 3 piece ensuite. The dining room has patio doors that lead out to the spacious 10x20 deck. The gas fireplace in the living room will keep you warm on those cold winter days.. Some of the other fine features of the home include: A/C to keep you cool on those hot summer days Central vacuum Pet free non-smoking home Gas line for BBQ and to the stove Beautifully landscaped, fenced yard Tool shed and flower bed R-50 attic insulation

Built in 2013

Essential Information

MLS® # E4451653

Price \$639,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,636
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	13040 164 Avenue
Area	Edmonton
Subdivision	Oxford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0E7

Amenities

Amenities	Deck, Detectors Smoke, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Garage Control, Garage Opener, Storage Shed, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 7th, 2025
Days on Market	25
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 September 1st, 2025 at 6:17am MDT