

# \$535,000 - 13327 155 Av Nw, Edmonton

MLS® #E4460439

## \$535,000

4 Bedroom, 3.00 Bathroom, 1,433 sqft

Single Family on 0.11 Acres

Oxford, Edmonton, Alberta

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! (id:6289)

Built in 2000

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4460439  |
| Price          | \$535,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Square Footage | 1,433     |



|            |               |
|------------|---------------|
| Acres      | 0.11          |
| Year Built | 2000          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bi-level      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13327 155 Av Nw |
| Subdivision | Oxford          |
| City        | Edmonton        |
| Province    | Alberta         |
| Postal Code | T6V0B8          |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Playground, Public Transit, Schools, Shopping, Vinyl Windows           |
| Features       | Flat site, No back lane, Park/reserve, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                      |
| Parking        | Attached Garage                                                        |
| # of Garages   | 1                                                                      |

### Interior

|              |                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Washer, Refrigerator, Two stoves |
| Heating      | Forced air                                                                                                      |
| Fireplace    | Yes                                                                                                             |
| Fireplaces   | Gas                                                                                                             |
| Has Basement | Yes                                                                                                             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|



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