

## \$379,900 - 13041 162a Avenue, Edmonton

MLS® #E4440463

**\$379,900**

3 Bedroom, 3.00 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Oxford, Edmonton, AB

Fall in love with this charming half duplex in the neighborhood of Oxford, offering a spacious main floor plan with a cozy gas fireplace, 3 bedrooms up, a total of 4 bathrooms plus a fully finished basement! Notable features of this home include main floor crown moulding, hardwood floors, slate tile, south facing fenced backyard and a single attached garage. Close to transit, shopping, parks and walking trails.

Built in 2004

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4440463      |
| Price          | \$379,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,184         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information



|             |                   |
|-------------|-------------------|
| Address     | 13041 162a Avenue |
| Area        | Edmonton          |
| Subdivision | Oxford            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6V 1V5           |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck  |
| Parking   | Front Drive Access, Insulated, Parking Pad Cement/Paved, Single Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door, Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Composition, Vinyl, See Remarks                               |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Composition, Vinyl, See Remarks                               |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 27        |

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