

## \$374,900 - 13077 162a Avenue, Edmonton

MLS® #E4443427

**\$374,900**

3 Bedroom, 1.50 Bathroom, 1,221 sqft

Single Family on 0.00 Acres

Oxford, Edmonton, AB

Welcome to this well-kept half duplex in the desirable community of Oxford! Featuring a fully finished basement and a single front-attached garage, this home offers both functionality and comfort. The bright south-facing backyard fills the main living areas with natural light, creating a warm and inviting atmosphere. Inside, you'll find newer flooring throughout and a thoughtful layout perfect for families or first-time buyers. Enjoy a spacious kitchen with ample cabinetry, a cozy living room, and a dining area that opens to the backyard that is ideal for entertaining or relaxing in the sun. The finished basement provides additional living space for a rec room, home office, or guest suite. Located on a quiet street close to parks, schools, shopping, and transit, this move-in-ready home blends value and convenience in one of Edmonton's sought-after neighborhoods.

Built in 2003

### Essential Information

MLS® #	E4443427
Price	\$374,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,221
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	13077 162a Avenue
Area	Edmonton
Subdivision	Oxford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1W1

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, 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, Picnic Area, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 20th, 2025
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Days on Market 2

Zoning Zone 27

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