

## **\$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	11
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 June 16th, 2025 at 3:47pm MDT