

## **\$390,000 - 13063 165 Avenue, Edmonton**

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MLS® #E4446330

**\$390,000**

3 Bedroom, 3.50 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Oxford, Edmonton, AB

Charming Half Duplex with Spacious Yard and Prime Location! This beautiful half duplex on a corner lot features a front-attached garage and a massive, fully fenced backyardâ€”perfect for outdoor activities and entertaining. The main floor features a bright kitchen with granite countertops and ample cabinetry, a spacious dining area, and a cozy living room with a gas fireplace, perfect for those relaxing evenings. Upstairs, the serene master suite offers a private 4-piece ensuite, while a versatile bonus room is ideal for family fun or a home office. Two additional generously-sized bedrooms, another full bathroom complete the second floor. The fully finished basement includes a large entertainment room, a 4-piece bath, and a separate side entranceâ€”perfect for future development or easy access. Enjoy the outdoors with a large deck and a gas line for your BBQ. Located within walking distance to shopping, schools, and parks, and with easy access to the Anthony Henday, this home offers unmatched convenience

Built in 2013

### **Essential Information**

MLS® #                      E4446330

Price                        \$390,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,453
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	13063 165 Avenue
Area	Edmonton
Subdivision	Oxford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0G1

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Walk-up Basement, Natural Gas BBQ Hookup
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Corner Lot, Fenced, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	4
Zoning	Zone 27

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Listing information last updated on July 10th, 2025 at 11:17pm MDT