

\$390,000 - 13063 165 Avenue, Edmonton

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 |
|----------|--------------------|

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 13 |
| Zoning | Zone 27 |

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Listing information last updated on July 20th, 2025 at 6:17pm MDT