

Courtesy Of Jane Vu Of Real Broker

## \$725,000 - 16516 131 Street, Edmonton

MLS® #E4422378

**\$725,000**

5 Bedroom, 4.00 Bathroom, 2,617 sqft

Single Family on 0.00 Acres

Oxford, Edmonton, AB

Welcome to this beautifully upgraded two-storey home in Oxford, offering over 2,500 sq. ft. of modern living space. With 9'™ ceilings on all floors, the open-concept design features a gourmet kitchen with granite countertops, upgraded stainless steel appliances, and a walk-through pantry. The main floor includes a versatile den or the 6th bedroom with a full bath, and a mudroom. Upstairs, the spacious primary suite boasts a walk-in closet and a luxurious 5-piece ensuite, along with two additional bedrooms, a full bath, and a laundry room. The finished basement offers a large flex room, an extra bedroom with a walk-in closet, and a stylish full bath with heated floors. Additional highlights include an oversized garage, built-in speakers, A/C, a large deck with a gas line, and energy-efficient triple-pane windows. Ideally located near Albany Market Square, schools, and the Henday, this home is perfect for a growing family looking for space, style, and comfort. Don't miss this amazing opportunity!

Built in 2013

### Essential Information

MLS® # E4422378

Price \$725,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,617                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16516 131 Street |
| Area        | Edmonton         |
| Subdivision | Oxford           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0G1          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Hot Water Tankless, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stone, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Concrete, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 75                  |
| 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 May 7th, 2025 at 12:17am MDT