

Courtesy Of Jane Vu Of Real Broker

# \$535,000 - 13327 155 Avenue, Edmonton

MLS® #E4460439

**\$535,000**

4 Bedroom, 3.00 Bathroom, 1,433 sqft  
Single Family on 0.00 Acres

Oxford, Edmonton, AB

Welcome to Oxford! This bright bi-level offers over 1,400 sq. ft. of open-concept living in a desirable neighbourhood. Featuring vaulted California ceilings and a functional layout, this home is filled with natural light. Recent updates include a newer roof (3 yrs), high-efficiency furnace (2 yrs), and a brand-new hot water tank. The separate entrance and fully finished lower level with a **SECOND KITCHEN** provide excellent potential for extended family living or rental income. Enjoy the oversized double garage, covered deck perfect for year-round use, and the convenience of a bus stop right at your front door. Located close to schools, parks, shopping, and all amenities, this home blends comfort, style, and value. With quick access to Anthony Henday and major routes, commuting is easy while still enjoying a quiet family-friendly community. A fantastic opportunity for families or investors seeking a move-in ready property in a prime location!

Built in 2000

## Essential Information

MLS® #	E4460439
Price	\$535,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,433
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	13327 155 Avenue
Area	Edmonton
Subdivision	Oxford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0B8

### **Amenities**

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Elizabeth Finch School
Middle	Elizabeth Finch School
High	Ross Sheppard School

### **Additional Information**

Date Listed	October 2nd, 2025
Days on Market	17
Zoning	Zone 27

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Listing information last updated on October 19th, 2025 at 1:47am MDT