

\$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
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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	13
Zoning	Zone 27

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