

## **\$689,800 - 16540 131 Street, Edmonton**

MLS® #E4446741

**\$689,800**

5 Bedroom, 3.50 Bathroom, 2,254 sqft

Single Family on 0.00 Acres

Oxford, Edmonton, AB

Welcome to this inviting 5-bdrm, 3.5-bath home, thoughtfully designed to offer both comfort and convenience. Located in the community of Oxford, this property boasts a double attached garage and a full basement, providing ample space for families of all sizes. The main floor features a bright and open living area, perfect for entertaining. The kitchen is well-equipped and flows seamlessly into the dining and living spaces. A convenient half bath on this level adds to the practicality of the home. The upper level includes a master suite with a private bath, along with two additional bdrms and another full bath, ensuring plenty of room for everyone. The fully finished basement is a standout feature, offering two additional bdrms, a full kitchen, and a full bath—ideal for a guest suite or extended family. A dedicated laundry room completes the lower level, enhancing functionality. Stay comfortable year-round with centralized air conditioning, and enjoy the ease of being close to school, shopping and more.

Built in 2014

### **Essential Information**

MLS® # E4446741

Price \$689,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,254                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16540 131 Street |
| Area        | Edmonton         |
| Subdivision | Oxford           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0G1          |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | See Remarks                    |
| Parking   | Double Garage Attached, Heated |

### Interior

|                   |                                                                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Fan-Ceiling, Garage Control, Garage Opener, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Oven Built-In-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                                                                                                  |
| Has Suite         | Yes                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                                                                                     |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stone, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 40             |
| Zoning         | Zone 27        |

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Listing information last updated on August 18th, 2025 at 2:17am MDT