

## \$619,000 - 13040 164 Avenue, Edmonton

MLS® #E4462096

**\$619,000**

5 Bedroom, 3.00 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Oxford, Edmonton, AB

**LEGAL BASEMENT SUITE.** This beautiful 5 bedroom, 1635 square foot bilevel has a mortgage helper that can generate income in the range of \$1500 per month. The second suite is fully equipped with 5 appliances, a second kitchen and two spacious bedrooms. If you prefer, extended family can enjoy this with a Separate entrance from the garage. You will love the kitchen; a cook's dream. Large island with a raised countertop, upgraded SS appliances. Most of the cabinets are pull out drawers. Three bedrooms up. The master bedroom has a walk-in closet with a large 3 piece ensuite. The dining room has patio doors that lead out to the spacious 10x20 deck. The gas fireplace in the living room will keep you warm on those cold winter days.. Some of the other fine features of the home include: A/C to keep you cool on those hot summer days Central vacuum Pet free non-smoking home Gas line for BBQ and to the stove Beautifully landscaped, fenced yard Tool shed and flower bed R-50 attic insulation

Built in 2013

### Essential Information

MLS® # E4462096

Price \$619,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,636                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13040 164 Avenue |
| Area        | Edmonton         |
| Subdivision | Oxford           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0E7          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, Detectors Smoke, See Remarks |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached             |

### Interior

|                   |                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                               |
| Appliances        | Alarm/Security System, Garage Control, Garage Opener, Storage Shed, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                            |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                                                                              |
| Has Suite         | Yes                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                                 |

### Exterior

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 27            |

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Listing information last updated on October 24th, 2025 at 11:32pm MDT