

## **\$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
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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	23
Zoning	Zone 27

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Listing information last updated on August 1st, 2025 at 2:17pm MDT