

## \$349,000 - 16115 132 Street, Edmonton

MLS® #E4430991

**\$349,000**

3 Bedroom, 2.50 Bathroom, 1,227 sqft  
Single Family on 0.00 Acres

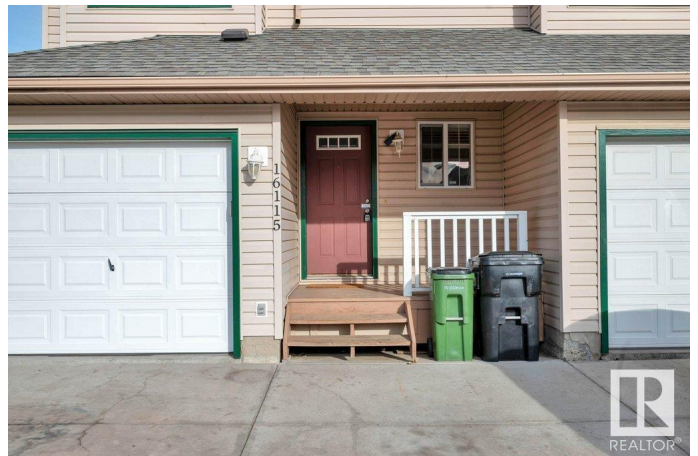
Oxford, Edmonton, AB

This 1/2 duplex sounds like an incredible opportunity for first-time buyers or investors alike! With no condo fees and a recently replaced roof, it's an affordable option without sacrificing quality or convenience. And with a single attached garage plus two additional driveway parking spots, there's plenty of room for everyone to park. The top floor offers three spacious bedrooms, including a primary bedroom with its own ensuite bathroom, providing a private retreat for the homeowners. The main floor is bright and inviting, with a convenient powder room, a spacious kitchen with ample cupboard space, and a cozy living room with a gas fireplace for those chilly winter evenings. The sliding doors off the dining room lead to a deck and large fenced backyard, perfect for outdoor entertaining and relaxation. This home really does have it all, and at a great price point too! Don't miss out on the chance to make it yours today.

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430991  |
| Price      | \$349,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,227         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16115 132 Street |
| Area        | Edmonton         |
| Subdivision | Oxford           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 1N7          |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Deck, Detectors Smoke, Patio |
| Parking   | Single Garage Attached       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas                                  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Vinyl                |
| Exterior Features | Fenced, Flat Site, Schools |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Vinyl                |
| Foundation        | Concrete Perimeter         |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 15th, 2025 |
|-------------|------------------|

Days on Market 4

Zoning Zone 27

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Listing information last updated on April 19th, 2025 at 1:32pm MDT