

## \$434,900 - 12817 160 Avenue, Edmonton

MLS® #E4457522

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,620 sqft

Single Family on 0.00 Acres

Oxford, Edmonton, AB

Fantastic Opportunity Awaits! This is the one that you have been waiting for! Nice home in a great location. At the end of a popular cul-de-sac filled with families and great neighbors. Upon entering, you are greeted into a huge open living room with cozy gas fireplace and loads of natural light pouring in via the many south facing windows! Awesome huge island kitchen with many cabinets and extra custom built stand-alone cabinet (included!). Amazing upstairs layout with 3 beds up and handy flex/bonus room! Perfect for your office or play room. Huge master bedroom with double closet and roomy ensuite. South facing back deck with convenient BBQ gas hook-up so you never run out of propane again! Upgrades from 2019 include plank flooring on main floor, siding and shingles. Impressive brand new neutral paint from top to bottom this past August! Come see!

Built in 2000

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457522  |
| Price      | \$434,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,620                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12817 160 Avenue |
| Area        | Edmonton         |
| Subdivision | Oxford           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 1L6          |

### Amenities

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

### Interior

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

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                     |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Brick, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                                     |

**Additional Information**

Date Listed               September 12th, 2025  
Days on Market        5  
Zoning                    Zone 27

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