

## \$698,800 - 16539 133 Street, Edmonton

MLS® #E4423708

**\$698,800**

5 Bedroom, 3.50 Bathroom, 1,740 sqft

Single Family on 0.00 Acres

Oxford, Edmonton, AB

This spacious 1,700+ sq. ft. bi-level home features a professionally built legal suite, making it a fantastic investment opportunity or multi-generational living space. Thoughtfully designed for convenience and privacy, the double attached garage is divided, providing dedicated parking for each unit. Both the upper and lower units boast multiple private entries, ensuring seamless access for residents. Built with energy efficiency in mind, the home also includes a rough-in for solar panels, adding future sustainability potential. Currently generating strong rental income with long-term tenants in place—rented at \$2,250 upstairs and \$1,625 downstairs—this property is an excellent turn-key investment or mortgage helper.

Built in 2015

### Essential Information

MLS® #	E4423708
Price	\$698,800
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,740
Acres	0.00



Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	16539 133 Street
Area	Edmonton
Subdivision	Oxford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0J4

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

### **Exterior**

Exterior	Concrete, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Elizabeth Finch School
Middle	Elizabeth Find School
High	Ross Sherppard School

**Additional Information**

Date Listed            March 1st, 2025  
Days on Market      50  
Zoning                Zone 27

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