

## **\$339,000 - 12 13217 155 Avenue, Edmonton**

MLS® #E4454884

**\$339,000**

3 Bedroom, 3.00 Bathroom, 1,249 sqft  
Condo / Townhouse on 0.00 Acres

Oxford, Edmonton, AB

Welcome to this well-maintained 2+1 bedroom, 3 bathroom home offering 1248 sq ft of comfortable living space in the desirable community of Oxford. Designed for 50+ adults, this property provides a quiet and friendly setting with convenient access to nearby shopping, restaurants, and essential amenities. The main level features a bright and functional layout with an open living area, updated laminate flooring, and brand new appliances in the kitchen. The primary bedroom includes a private ensuite, while the second bedroom provides flexibility for guests or a home office. The fully developed basement adds valuable living space with an additional bedroom, bathroom, and recreation area. An attached garage ensures secure parking and extra storage. Enjoy a low-maintenance lifestyle in a sought-after location, perfect for downsizing or retirement living.

Built in 1993

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4454884  |
| Price      | \$339,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,249             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12 13217 155 Avenue |
| Area        | Edmonton            |
| Subdivision | Oxford              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6V 1E6             |

### Amenities

|           |                                                                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Social Rooms, Television Connection, Vaulted Ceiling, Vinyl Windows |
| Parking   | Single Garage Attached                                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                          |
| Stories           | 1                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                     |

### Exterior

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 51                |
| Zoning         | Zone 27           |
| Condo Fee      | \$465             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 17th, 2025 at 7:02pm MDT