

## \$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

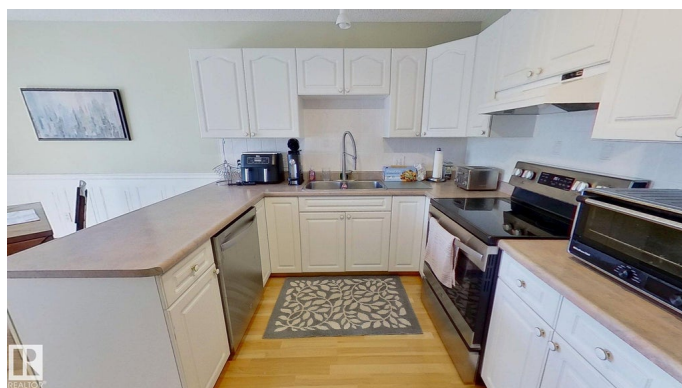
Oxford, Edmonton, AB

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	1
Zoning	Zone 27
Condo Fee	\$465

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Listing information last updated on August 28th, 2025 at 8:47am MDT