



Virtually Staged

**Edmonton**  
13323 155 AV NW

**Oxford LP: \$500,000**  
T6V 1K5 SP: 

**ACTIVE**

**Listing ID #** E4466776  
**Building Type** Detached Single Family  
**Style** 2 Storey  
**Year Built** 1999  
**Full Baths** 2  
**Half Baths** 1  
**Total Baths** 2.1  
**Tot Flr AG SqFt** 1,910.61

**Sold Date**  
**Bedrooms Above** 3  
**Bedrooms Total** 3  
**Basement** Full  
**Basement Dev** Unfinished  
**Tot Flr AG SqM** 177.50

**URL-Virtual Tour** **URL-Brochure**

Immaculate 2-storey home has been meticulously maintained by original owners. Upgrades include brand new carpet & paint, shingles, furnace & more! Step into the welcoming foyer & be greeted by vaulted ceiling & solid walnut floors. Large south-facing windows fill the living room & adjacent dining area with natural light. The generous kitchen includes walk-in pantry, central island, quartz countertops & abundant cabinetry—perfect for cooking and gathering. A half-bathroom & mudroom/laundry room complete the main floor. The wide staircase leads to the 2nd floor & bright bonus room with vaulted ceiling, ideal for home office, kids' play area or teen hangout. A large primary bedroom easily accommodates a king-size bed & features a walk-in closet & ensuite complete with jetted tub. Two additional bedrooms are generously sized & share a 4-piece bathroom. The basement is unfinished and ready for your personal touch. Enjoy the convenience of a heated double attached garage & the warmth of a south-facing backyard.

**Directions**

Living Room	M	Bedroom 3	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	M	Bedroom 4		1	2	M	No	Main		
Kitchen	M			2	4	U	Yes	Upper		
Family Room				3	4	U	No	Above Grd		
Den				4				Lower		
Bonus Room	U			5				Below Grd		
Primary Bedrm	U			6				Tot Flr AG	177.50	1,910.61
Bedroom 2	U			7				# Finished	2	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Brick, Vinyl  
**Flooring** Carpet, Ceramic Tile, Hardwood  
**Features** Off Street Parking, On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Wall Unit-Built-In

**Construction** Wood Frame  
**Basement** Full / Unfinished  
**Separate Ent** No  
**2nd Suite** No  
**Garage Suite** **Permit By Seller**  
**Garden Suite** **Permit**  
**Lot Shape** Rectangular **Front Exposure** North  
**Lot Size SqM** 453.35 **F x D (m)** x  
**Zoning**  
**Tax Amount** \$4,790.71 / 2025  
**Conform Type**  
**Conform Year**  
**Goods Excl**

**Goods Incl** Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Garage Heater

**Warranty**

**Fireplace** Yes  
**FP Fuel** Gas  
**FP Type** Tile Surround  
**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Site Features** Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced

**Parking** Double Garage Attached, Front Drive Access, Insulated

**Road Access** Paved

**Park Encl/Tot** / 6 **Garage Dim**

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	