

## \$549,900 - 12804 158 Avenue, Edmonton

MLS® #E4429821

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,286 sqft

Single Family on 0.00 Acres

Oxford, Edmonton, AB

Welcome to this spacious 4 level split in Oxford. With 1925 sqft developed on 3 levels, potential 2500 sqft with basement, for total potential development. This lovely home has been painted and has many features - vaulted ceilings in living room, dining room and a kitchen overlooking a large backyard with 2 years newer big composite deck. The upper level has 3 bedrooms. The primary bedroom is a good-size and has and 3 pcs ensuite and there is also a 4pce bath on this level. The lower level has a family room with wood burning fireplace, a wet bar, den or office and 3pcs bath. Then, the double garage has a heater. Some of the features of this home are - central air conditioning, sauna, hardwood floors, Italian granite counter tops, newer furnace, water tank (5 yrs old approximately), water softener, central vac, tile floors in bathroom, large pie lot and many other features. Great location in cul de sac and great family home close to schools and shopping.

Built in 1987

### Essential Information

MLS® #	E4429821
Price	\$549,900
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,286
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	12804 158 Avenue
Area	Edmonton
Subdivision	Oxford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1A1

### Amenities

Amenities	Air Conditioner, Crawl Space, Deck, Detectors Smoke, Fire Pit, Sauna; Swirlpool; Steam, Wet Bar, See Remarks
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Masonry
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dunluce School
Middle	Mary Butterworth School
High	Archbishop O'leary School

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	10
Zoning	Zone 27

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