

Courtesy Of Nancy Duong Of RE/MAX Excellence

## \$688,888 - 16516 131 Street, Edmonton

MLS® #E4450777

**\$688,888**

6 Bedroom, 4.00 Bathroom, 2,617 sqft  
Single Family on 0.00 Acres

Oxford, Edmonton, AB

**IMMEDIATE POSSESSION!** This gorgeous 6 bedroom, 4 bath home boasts over 3700sqft of quality finished living space w 9â€™™ ceilings on all floors! The open-concept modern design features a gourmet kitchen w granite countertops & a walk-through pantry, spacious livingroom & formal dining area. Completing the main floor is a bedroom/office with a full bath, a mudroom & oversized garage. The backyard features a huge deck & gas bbq hookup ready to entertain family & guests. Upstairs, the bright & spacious primary suite boasts a walk-in closet and a luxurious 5-piece ensuite, a huge family room (currently a bedroom), two additional bedrooms, full bath & laundry room. The professionally finished basement features a large bedroom with a massive walk-in closet, a huge bonus room (can be converted into 7th bedroom), full bath/cheater ensuite w heated floors, rec room & utility room with lots of storage. The basement has potential to be converted into a legal suite & man door used as a separate entrance. Don't miss out!

Built in 2013

### Essential Information

MLS® # E4450777

Price \$688,888



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,617
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16516 131 Street
Area	Edmonton
Subdivision	Oxford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0G1

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, See Remarks, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	August 1st, 2025
Days on Market	2
Zoning	Zone 27

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 August 3rd, 2025 at 7:17am MDT