

## \$374,900 - 6 16537 130a Street, Edmonton

MLS® #E4455129

**\$374,900**

3 Bedroom, 2.50 Bathroom, 1,403 sqft  
Condo / Townhouse on 0.00 Acres

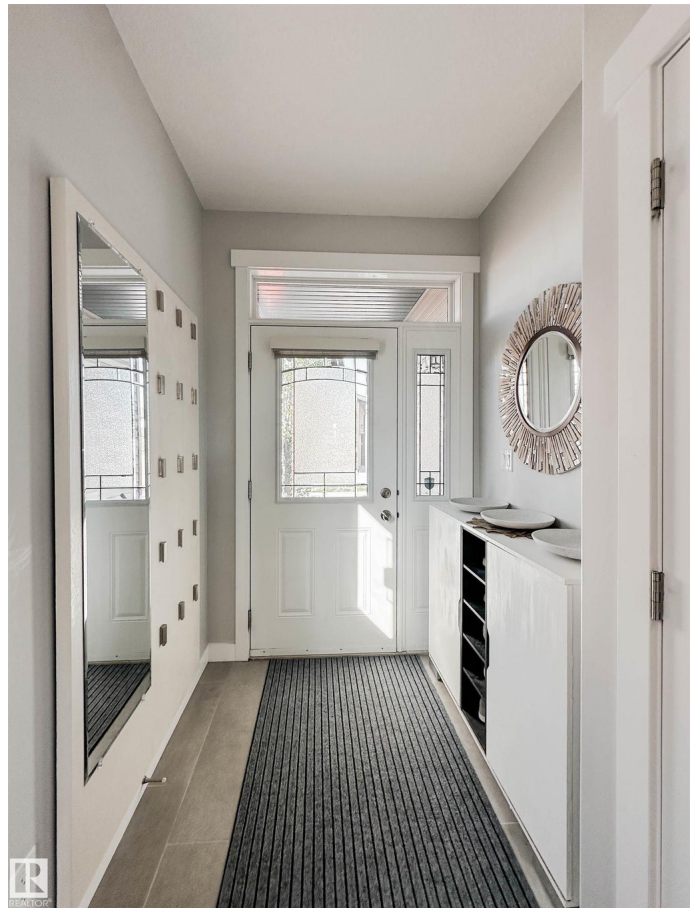
Oxford, Edmonton, AB

Discover this beautifully maintained townhouse nestled on a tranquil street in Edmonton's™s coveted Northwest neighbourhood. Meticulously maintained, this 3-bed, 2½-bath home offers a seamless blend of comfort & sophistication. Step inside to reveal soaring 9-ft ceilings & pristine, high-end laminate flooring on the main level, complemented by white kitchen & modern finishings. The open-concept layout ft. a well-appointed kitchen w/ solid surface counters, eating bar, & adjacent dining area—perfect for entertaining or daily living. Upstairs, 2 generous bedrooms share a 4-pc bath, while the primary treats you to a luxurious WIC & private ensuite. The unspoiled basement w/ 9-ft ceilings offers space ready for your personal touch. Outside, enjoy an east-facing private yard ft. new low maintenance patio—ideal for relaxation or hosting. Complete w/ A/C & dbl attached garage, this home combines convenience w/ comfort. Located near transit, schools, parks, & shopping, this home is ready to welcome its next owner.

Built in 2015

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4455129  |
| Price  | \$374,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,403             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6 16537 130a Street |
| Area        | Edmonton            |
| Subdivision | Oxford              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6V 0M6             |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Exterior Walls- 2"x6", See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                    |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                      |
| Stories           | 2                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                                               |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                        |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 27           |
| Condo Fee      | \$350             |



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Listing information last updated on September 14th, 2025 at 3:47am MDT