



## 13043 165 Avenue Edmonton AB

\$759,999

Welcome to this exceptionally maintained 2013 built stucco home on a huge 4863 sq ft lot in Oxford community of northwest Edmonton. This home has a 2 bedroom legal basement suite with its own separate entrance, kitchen, laundry & furnace. It can be rented out for approx \$1400 per month rent. 4000 sq ft of Living space includes 6 bedrooms, 5 baths, 3 Living areas, 2 kitchens, 2 laundry sets and a formal dining room. The U shaped kitchen boasts of tons of counter space, premium oak cabinets to ceiling with glass inserts, vibrant granite, ceramic back splash tiles, window for natural lighting and stainless steel appliances. Living room has a 18 ft high open to below area, along with brick surround natural gas fireplace, several extra large windows. Spindle iron railing encompasses the stairway and hallway on the upper floor. The fully landscaped and fenced backyard has an over sized deck, a gazebo, several trees and plants. Garage is heated. Exterior has permanent holiday lighting. Furniture is negotiable.

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

[paulsinghrealty@gmail.com](mailto:paulsinghrealty@gmail.com)

**RE/MAX ELITE**

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)