

## \$699,900 - 16516 131 Street, Edmonton

MLS® #E4435853

**\$699,900**

6 Bedroom, 4.00 Bathroom, 2,617 sqft

Single Family on 0.00 Acres

Oxford, Edmonton, AB

**HONEY STOP THE CAR!** This immaculate 6 bedroom, 4 bath home boasts over 3700sqft of quality finished living space w 9'™ 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® # E4435853

Price \$699,900



|                |                        |
|----------------|------------------------|
| 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    | May 11th, 2025 |
| Days on Market | 51             |
| Zoning         | Zone 27        |

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Listing information last updated on July 1st, 2025 at 5:47pm MDT