

## \$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 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® # 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 | 1                |
| Zoning         | Zone 27          |

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Listing information last updated on August 2nd, 2025 at 5:32pm MDT