

Courtesy Of Jenny A Narine Of RE/MAX Elite

# \$459,900 - 12823 157 Avenue, Edmonton

MLS® #E4455186

## \$459,900

4 Bedroom, 3.00 Bathroom, 1,349 sqft  
Single Family on 0.00 Acres

Oxford, Edmonton, AB

OPPORTUNITY KNOCKS! Nestled in the tranquil and welcoming community of OXFORD, this distinguished 4-Level split home offers an exceptional blend of space, comfort, and practicality. Step inside to discover an expansive, thoughtfully designed layout spanning FOUR DISTINCT LEVELS, each crafted to maximize comfort and utility. Highlights include new vinyl plank flooring, freshly painted throughout, CENTRAL AIR CONDITIONING (2017), tankless water heater, HIGH EFFICIENCY FURNACE (2017), newer windows throughout, and a double attached garage. This property effortlessly accommodates larger families, multi-generational living, or frequent guests. GET HERE FIRST!

Built in 1989

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455186  |
| Price          | \$459,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,349     |
| Acres          | 0.00      |
| Year Built     | 1989      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12823 157 Avenue |
| Area        | Edmonton         |
| Subdivision | Oxford           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 1A9          |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Tankless |
| Parking   | Double Garage Attached                    |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Fireplace         | Yes                                                                                                                                             |
| Fireplaces        | Brick Facing                                                                                                                                    |
| Stories           | 3                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Partial, Unfinished                                                                                                                             |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                           |
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Brick, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                           |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Elizabeth Finch School |
|------------|------------------------|

|        |                        |
|--------|------------------------|
| Middle | Elizabeth Finch School |
| High   | Ross Sheppard School   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 27           |

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Listing information last updated on September 18th, 2025 at 2:47pm MDT