

# \$698,800 - 16539 133 Street, Edmonton

MLS® #E4423708

## \$698,800

5 Bedroom, 3.50 Bathroom, 1,740 sqft  
Single Family on 0.00 Acres

Oxford, Edmonton, AB

This spacious 1,700+ sq. ft. bi-level home features a professionally built legal suite, making it a fantastic investment opportunity or multi-generational living space. Thoughtfully designed for convenience and privacy, the double attached garage is divided, providing dedicated parking for each unit. Both the upper and lower units boast multiple private entries, ensuring seamless access for residents. Built with energy efficiency in mind, the home also includes a rough-in for solar panels, adding future sustainability potential. Currently generating strong rental income with long-term tenants in place—rented at \$2,250 upstairs and \$1,625 downstairs—this property is an excellent turn-key investment or mortgage helper.

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4423708  |
| Price          | \$698,800 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,740     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16539 133 Street |
| Area        | Edmonton         |
| Subdivision | Oxford           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0J4          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, See Remarks                                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Concrete, Vinyl    |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Concrete, Vinyl    |
| Foundation        | Concrete Perimeter |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Elizabeth Finch School |
| Middle     | Elizabeth Find School  |
| High       | Ross Sherppard School  |

**Additional Information**

Date Listed            March 1st, 2025  
Days on Market      52  
Zoning                Zone 27

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Listing information last updated on April 22nd, 2025 at 5:32am MDT