

## \$249,900 - 435 16035 132 Street, Edmonton

MLS® #E4440331

**\$249,900**

2 Bedroom, 2.00 Bathroom, 959 sqft

Condo / Townhouse on 0.00 Acres

Oxford, Edmonton, AB

Stunning top-floor suite in Oxford Bay with spectacular views! This bright unit offers 2 bedrooms & 2 full bathrooms featuring large windows, an open layout, and a spacious kitchen with granite countertops, wood cabinets, and a center island. The inviting living room includes a corner fireplace and sliding doors that open to a balcony with gas BBQ hookup. The primary bedroom offers ample closet space and an ensuite, while the second bedroom and in-suite laundry/storage add convenience. With an abundance of sunlight, a "cool air" system keeps the unit cool for those warmer summer nights. Includes same-floor storage cage and 2 heated underground parking stalls. Enjoy walking trails, a nearby lake, and close proximity to all essential amenities. Oxford Bay also offers fantastic amenities: gym, games room, theatre, and more – Move-in ready! Priced to sell and fees include water, gas, sewer and waste management. Lots of extras, at an affordable price!

Built in 2005

### Essential Information

MLS® # E4440331

Price \$249,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	435 16035 132 Street
Area	Edmonton
Subdivision	Oxford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0B4

### **Amenities**

Amenities	Deck, Exercise Room, Gazebo, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Social Rooms, Storage-Locker Room, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Underground
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Public Transportation, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	70
Zoning	Zone 27
Condo Fee	\$713

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