

\$375,000 - 163 Oeming Road, Edmonton

MLS® #E4452173

\$375,000

3 Bedroom, 3.00 Bathroom, 1,632 sqft

Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

Downsize in the perfect setting where you are steps to the ravines of Whitemud Creek and close to every amenity you need in your retirement. This huge 1631 sq.ft. west-backing CORNER unit in a 50+ complex is just what you're looking for...after all, you may be downsizing, but it doesn't need to feel like it. The property has an open feel when entering into the foyer where you can see all the way through into the living/dining rooms at the back of the townhome. This home is so bright because it faces east, backs west, and there are side windows to the south. The main floor has a spacious eat-in kitchen, and down the hall you have a large closet with laundry hook-ups, access to the double garage, primary bedroom with ensuite, walk-in closet, and sun room, and a 2nd bedroom and full bathroom. The basement is finished with a 3rd bedroom and full bathroom, rec room, bar, and large laundry and storage room. Come check out this amazing property and community while it lasts!

Built in 1986

Essential Information

MLS® # E4452173

Price \$375,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,632
Acres	0.00
Year Built	1986
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

Community Information

Address	163 Oeming Road
Area	Edmonton
Subdivision	Bulyea Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1M6

Amenities

Amenities	Deck, Detectors Smoke, Parking-Visitor, Sunroom
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Not Fenced, Park/Reserve, Public Swimming Pool,

	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 9th, 2025
Zoning	Zone 14
Condo Fee	\$554

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 9th, 2025 at 5:47pm MDT