

## \$240,000 - 228 16035 132 Street, Edmonton

MLS® #E4453856

**\$240,000**

2 Bedroom, 2.00 Bathroom, 966 sqft

Condo / Townhouse on 0.00 Acres

Oxford, Edmonton, AB

Located in a building with ample amenities, this 2 bedroom unit is sure to impress. There is a gym, theatre room, games room, social room, outdoor gazebo patio area, and a rooftop patio with a view of downtown Edmonton. The unit features an open floor plan with a spacious, upgraded kitchen with quartz counters and a centre island. The primary suite is on one side with walkthrough closets and a full ensuite. On the other side is the second bedroom and another full bathroom. The balcony faces a quiet area towards the back of the building with a view of the lake. This unit also features in suite laundry, a BRAND NEW fan coil unit (March 2025), an air cooling system (similar to AC), and underground parking and storage. This home is a MUST SEE!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453856  |
| Price          | \$240,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 966       |
| Acres          | 0.00      |
| Year Built     | 2005      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 228 16035 132 Street |
| Area        | Edmonton             |
| Subdivision | Oxford               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 0B4              |

### Amenities

|               |                                                                                                                                                                             |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Detectors Smoke, Exercise Room, Gazebo, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage Cage, Rooftop Deck/Patio |
| Parking       | Underground                                                                                                                                                                 |
| Is Waterfront | Yes                                                                                                                                                                         |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Forced Air-1, Natural Gas                                                                    |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                   |
| Exterior Features | Backs Onto Lake, No Through Road, Park/Reserve, Picnic Area, Public Transportation, Shopping Nearby, View Downtown, View Lake |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 27           |
| Condo Fee      | \$656             |

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Listing information last updated on August 23rd, 2025 at 9:47am MDT