

## \$530,000 - 163 Oeming Road, Edmonton

MLS® #E4461553

**\$530,000**

2 Bedroom, 3.00 Bathroom, 1,572 sqft

Condo / Townhouse on 0.00 Acres

Bulyea Heights, Edmonton, AB

This stunning, adult-living bungalow in Edmonton's prestigious Riverbend community offers an unparalleled lifestyle where maintenance-free living meets ravine-side tranquility. Spanning over 1600 sq ft on the main floor, the spacious, open-concept design is perfect for entertaining and everyday comfort. The home features elegant hardwood flooring, a bright gourmet kitchen with quartz countertops, excellent stainless steel appliance and a cozy living room anchored by a gas fireplace. Main bathroom is the perfect SPA experience with a second bedroom. Escape to the expansive primary suite complete with a luxurious 3-piece ensuite and walk-in closet. The fully finished basement adds significant value and living space, offering a large family room, den, bar, 3 piece bath, and ample storage. Direct access from the double attached garage ensures ease and security year-round. Located just moments from essential amenities, premium golf courses, and the scenic River Valley.

Built in 1986

### Essential Information

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Price \$530,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,572             |
| Acres          | 0.00              |
| Year Built     | 1986              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| 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 |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached                 |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Stories           | 2                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Finished                                                                                              |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                  |
| Exterior Features | Corner Lot, Landscaped, Not Fenced, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Stone, Vinyl                                  |
| Foundation        | Concrete Perimeter                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 14           |
| Condo Fee      | \$554             |

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Listing information last updated on October 13th, 2025 at 10:47pm MDT