

\$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

MLS® # E4461553

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	7
Zoning	Zone 14
Condo Fee	\$554

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