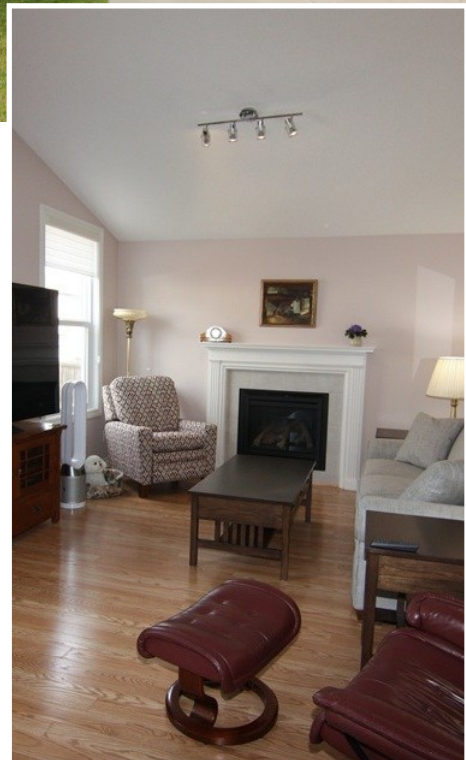


Fine Features of 13040 164 Ave



Click on text for:

- ☐ Colour Brochure
- ☐ Floor Plan
- ☐ Virtual Tour
- ☐ Optimized tour for Cell Phone
- ☐ Map of Home



Bruce MacPherson, B.Sc., B.A.

**“Relocation Specialist”
Real Estate Professional**

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View this home at: www.EdmontonHouses.com

E-mail: Bruce@EdmontonHouses.com

*Not intended to solicit properties already listed for sale



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awarded to the TOP 1%
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2008

Welcome to
13040 164 Avenue NW



Legal Basement Suite Included
In The Oxford Neighbourhood



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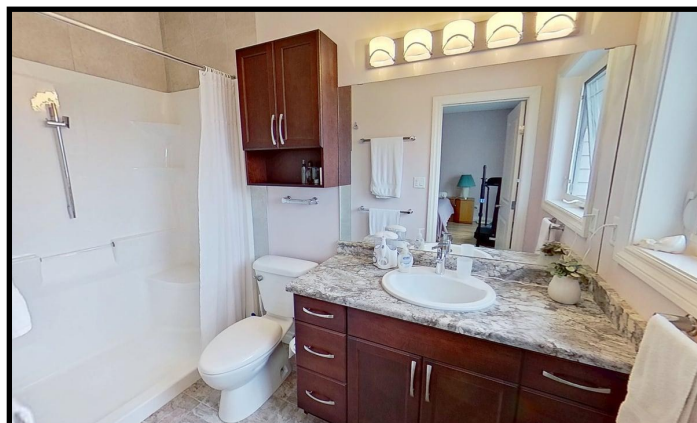
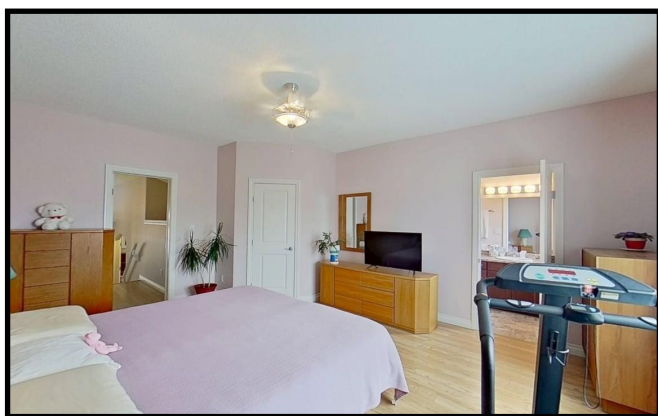
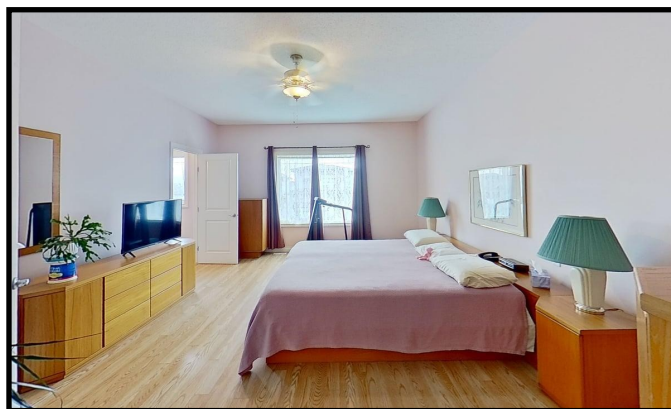
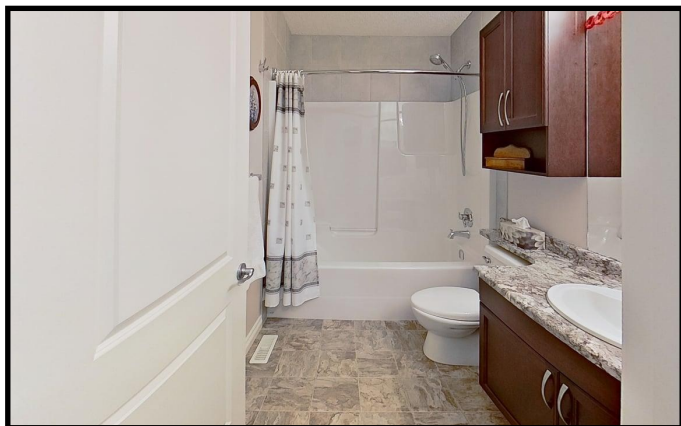
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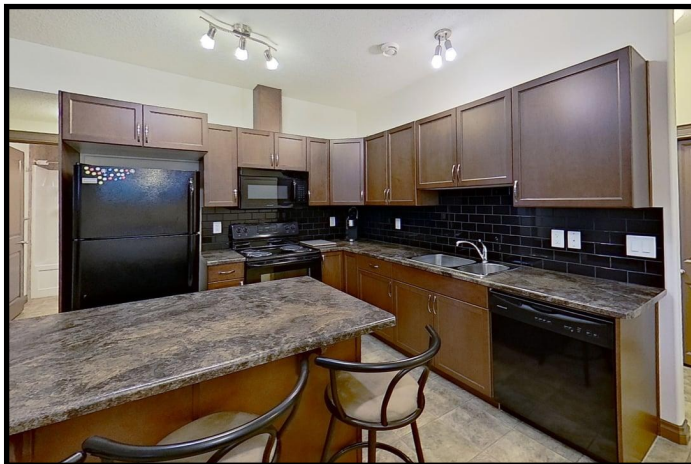


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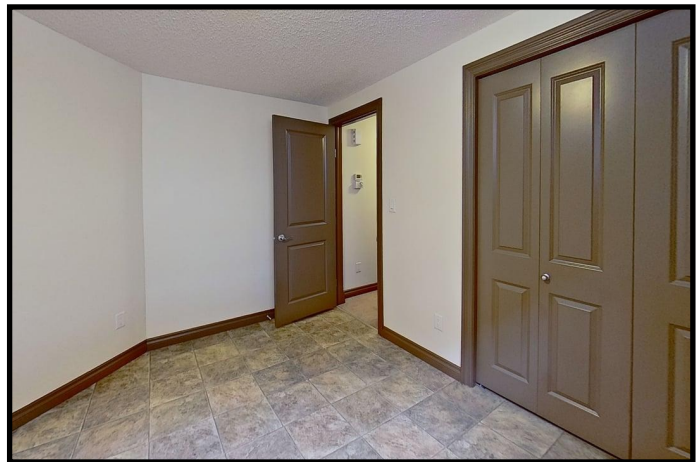
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13040 164 Avenue NW - Legal Suite



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MAIN FLOOR

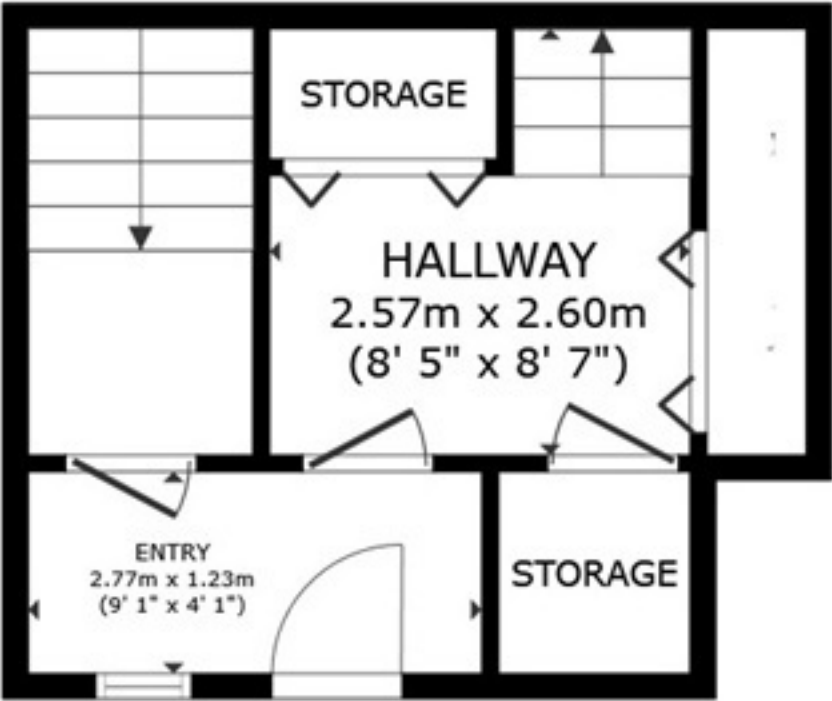
GROSS INTERNAL AREA

FLOOR 1 85.0 m² (915 sq.ft.) FLOOR 2 17.8 m² (191 sq.ft.) FLOOR 3 124.4 m² (1,339 sq.ft.)
TOTAL : 227.2 m² (2,446 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**From
Suite**

**To
Main**

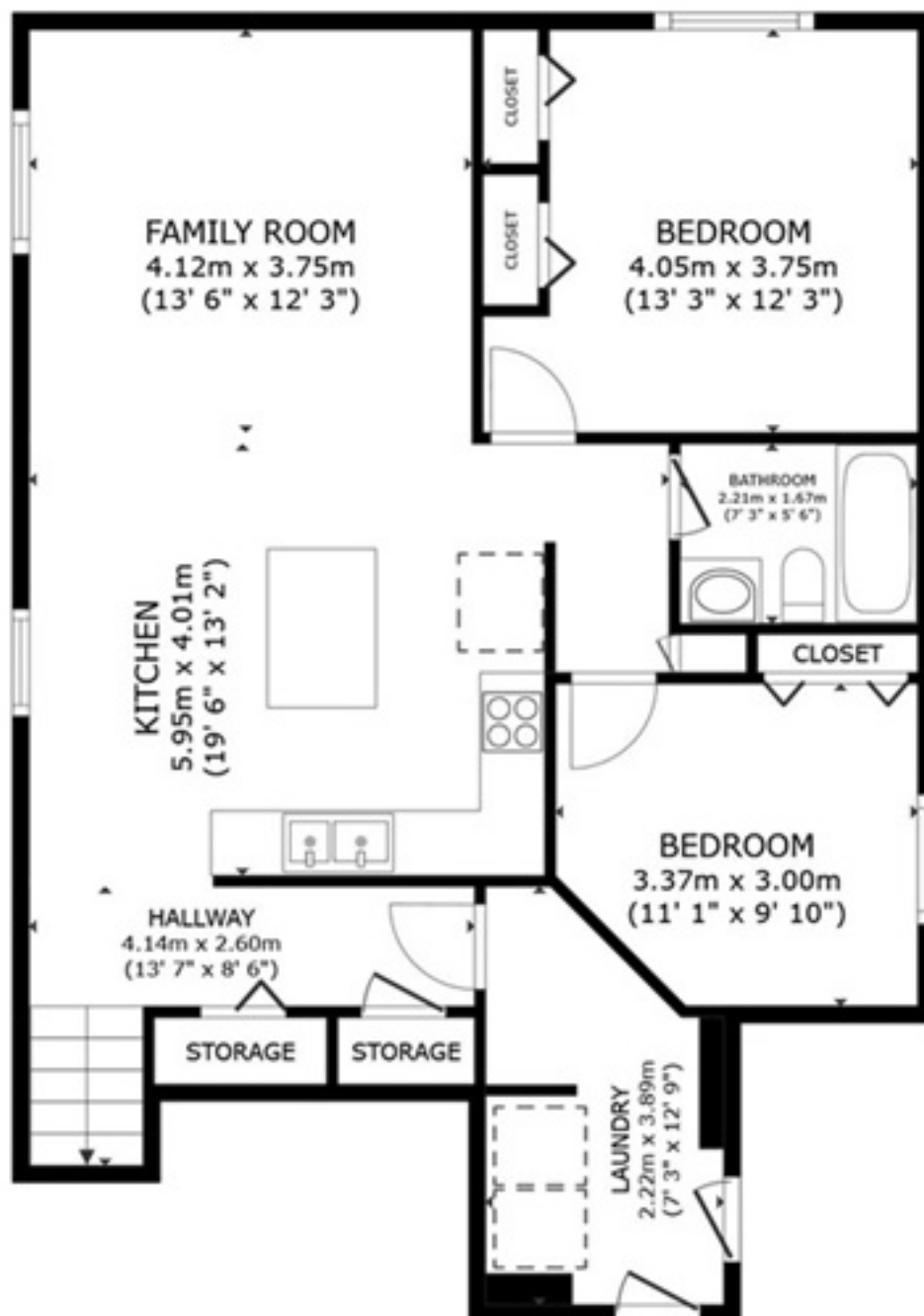


LANDING

GROSS INTERNAL AREA

FLOOR 1 85.0 m² (915 sq.ft.) FLOOR 2 17.8 m² (191 sq.ft.) FLOOR 3 124.4 m² (1,339 sq.ft.)
TOTAL : 227.2 m² (2,446 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Basement - Suite

GROSS INTERNAL AREA
 FLOOR 1 85.0 m² (915 sq.ft.) FLOOR 2 17.8 m² (191 sq.ft.) FLOOR 3 124.4 m² (1,339 sq.ft.)
 TOTAL : 227.2 m² (2,446 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.