

# \$439,900 - 16704 97 Avenue, Edmonton

MLS® #E4428017

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,127 sqft  
Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to this well maintained bungalow in Glenwood with three kitchens! The main level is a lovely 3 bedroom 1,127 sq.ft. layout with bright south facing windows. The living and dining room have original hardwood floors in excellent shape. Spacious kitchen with white cabinets and eat in area. Three bedrooms and one full bathroom complete the main floor. Separate entry to basement. Downstairs is a main laundry area and two studio in law suites each with a private bathroom and kitchen. Lots of upgrades throughout the last 20 years including furnace, HWT(2023), windows, exterior doors (2023). The lot provides plenty of yard space and storage with large shed and the oversized garage. There is a deck off the back door and a fully fenced lot. Great location close to WEM, great schools, shopping, and soon to be LRT.

Built in 1968

## Essential Information

MLS® #	E4428017
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,127
Acres	0.00



Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	16704 97 Avenue
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0E9

### **Amenities**

Amenities	Deck
Parking Spaces	2
Parking	Over Sized, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	7

## Zoning

## Zone 22

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 April 3rd, 2025 at 3:02pm MDT