

## \$449,901 - 16723 97 Avenue, Edmonton

MLS® #E4439992

**\$449,901**

5 Bedroom, 2.50 Bathroom, 1,121 sqft  
Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to this beautifully upgraded traditional bi-level home in Glenwood, perfect for multi-generational living! With over 2,170 sq ft of total living space, this 5-bedroom, 2.5-bathroom residence has been designed to accommodate your growing family. The spacious living room has a large, bright window that floods the space with natural light. The kitchen is a chef's dream with a practical U-shaped layout, offering plenty of counter space, modern appliances, & storage. Excellent area for meal prep, entertaining, or casual dining. The property boasts a SECOND KITCHEN – ideal for extended family, guests, or those who love to cook and entertain in style. The large, fully fenced backyard privacy. The space is great for gardening, playtime, or simply relaxing after a long day!

Built in 1969

### Essential Information

MLS® #	E4439992
Price	\$449,901
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,121



Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	16723 97 Avenue
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0G1

### Amenities

Amenities	Air Conditioner, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 2nd, 2025

Days on Market 15

Zoning Zone 22

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