

## \$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 14

Zoning Zone 22

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Listing information last updated on June 16th, 2025 at 4:47am MDT