

## \$375,000 - 16704 81 Avenue, Edmonton

MLS® #E4446904

**\$375,000**

3 Bedroom, 1.50 Bathroom, 1,123 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

1123Sq Ft Three bedroom Bungalow located in Elmwood on a 604 Sq meter corner lot, across from park. Close to schools. This home has had a new sanitary sewer line installed, a new high efficiency furnace and hot water tank all within the past two years. The basement is developed with one bedroom, F/P and a family room with new laminate flooring. The double garage features an oversized 16x8 foot insulated door. Heating ducts were cleaned in March 2025.

Built in 1966

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4446904               |
| Price          | \$375,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,123                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16704 81 Avenue |
| Area        | Edmonton        |
| Subdivision | Elmwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 3P7         |

## Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Hot Wtr Tank-Energy Star |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached                      |

## Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, See Remarks, Natural Gas  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, See Remarks   |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Wood, Vinyl            |
| Exterior Features | Corner Lot, Paved Lane |
| Roof              | Asphalt Shingles       |
| Construction      | Wood, Vinyl            |
| Foundation        | Concrete Perimeter     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 22         |

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Listing information last updated on July 15th, 2025 at 3:47am MDT