

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

MLS® #E4446904

**\$375,000**

3 Bedroom, 1.50 Bathroom, 1,123 sqft

Single Family on 0.00 Acres

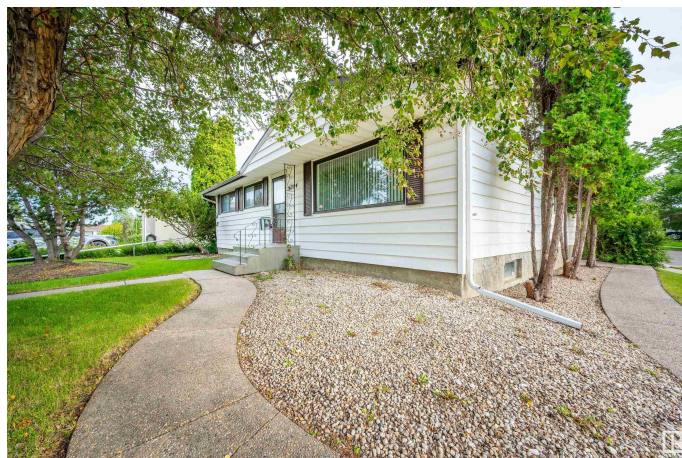
Elmwood, Edmonton, AB

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 7:17am MDT