

# \$479,999 - 40 1703 16 Avenue, Edmonton

MLS® #E4431763

**\$479,999**

4 Bedroom, 3.50 Bathroom, 1,507 sqft  
Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

DOUBLE CAR GARAGE, SEPARATE ENTRANCE to basement this Half Duplex has it all. On main floor you will find beautiful kitchen up to ceiling cabinets with quartz countertops, stainless steel appliances, living room with fireplace , nook and 1/2 bath. Spindle railing on stairs. up stairs you will find spacious bonus area, Master bedroom with his own en suite bath. 2 other good size bedrooms and common full bath, top floor laundry. Basement is fully finished with another kitchen a full bath, 1 Bedroom, separate laundry. close to all shopping and major roads.

Built in 2018

## Essential Information

MLS® #	E4431763
Price	\$479,999
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,507
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Half Duplex



Style 2 Storey  
Status Active

### Community Information

Address 40 1703 16 Avenue  
Area Edmonton  
Subdivision Laurel  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6T 2C3

### Amenities

Amenities Ceiling 9 ft., Deck  
Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer, Stoves-Two  
Heating Forced Air-1, Electric, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Fenced, Flat Site, Schools  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 18th, 2025  
Days on Market 9  
Zoning Zone 30  
Condo Fee \$106

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 27th, 2025 at 8:32am MDT