

## \$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 | 59               |
| Zoning         | Zone 30          |
| Condo Fee      | \$106            |

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Listing information last updated on June 16th, 2025 at 4:02pm MDT