

## \$399,999 - 1703 16 Avenue, Edmonton

MLS® #E4436439

**\$399,999**

3 Bedroom, 2.50 Bathroom, 1,397 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

**GREAT TOWNHOUSE, GREATER LOCATION!** This 3 bed, 2.1 bath townhouse comes with a double attached garage, and is in the heart of LAUREL. Super close access to 17 Street, seconds away from a K-9 school (Svend Hansen), BRAND NEW HIGH SCHOOL (Elder Dr Francis Whiskeyjack), Anthony Henday and much more. LOW CONDO FEES include snow removal and landscaping services. This gem is a must-have.

Built in 2018

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4436439          |
| Price          | \$399,999         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,397             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

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

## Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Front Porch, Hot Water Natural Gas, Parking-Visitor |
| Parking   | Double Garage Attached                              |

## Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 3                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Finished                                                                                                        |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Stone, Vinyl                   |
| Exterior Features | Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Stone, Vinyl                   |
| Foundation        | Concrete Perimeter                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 30        |
| Condo Fee      | \$106          |

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Listing information last updated on June 15th, 2025 at 5:02am MDT