

## \$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	45
Zoning	Zone 30
Condo Fee	\$106

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