

Courtesy Of Vikas Pal Of Initia Real Estate

## \$499,990 - 58 1703 16 Avenue, Edmonton

MLS® #E4426150

**\$499,990**

4 Bedroom, 3.50 Bathroom, 1,659 sqft  
Condo / Townhouse on 0.00 Acres

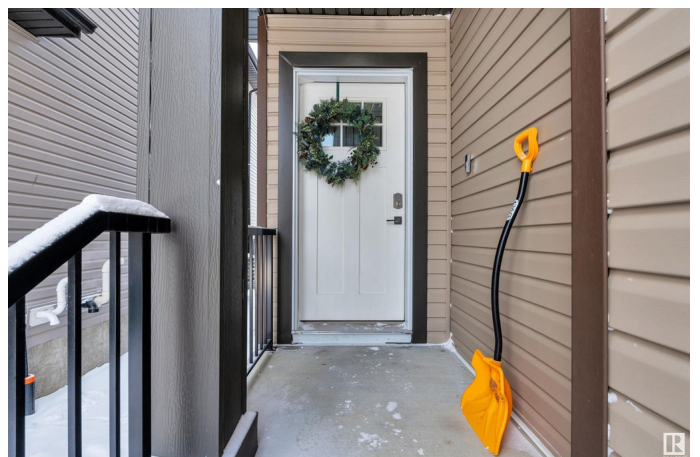
Laurel, Edmonton, AB

Welcome to The Palms at Laurel! This stunning 1,659 sq. ft. modern duplex offers a fully finished basement with a separate entrance, kitchen, and laundry, making it perfect for multi-generational living. The main floor features an open-concept layout, ideal for entertaining. The spacious kitchen and dining nook include granite countertops with an undermount sink, a peninsula with an eating bar, full-height backsplash, and stainless steel appliances. The huge living room boasts a sleek linear electric fireplace and patio doors leading to a fully landscaped backyard. On the second floor, you'll find a versatile bonus room, perfect for a home office, playroom, or extra lounge space & a large master bedroom with a walk-in closet and Ensuite, plus two additional bedrooms, a 3-piece bathroom and a convenient laundry room. Additional highlights include easy access to Anthony Henday Drive and Meadows Rec Centre ensuring a quick and smooth commute.

Built in 2018

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426150  |
| Price     | \$499,990 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,659             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 58 1703 16 Avenue |
| Area        | Edmonton          |
| Subdivision | Laurel            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 2C3           |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Electric  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 17th, 2025

Days on Market 25

Zoning Zone 30

Condo Fee \$106

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Listing information last updated on April 11th, 2025 at 2:02am MDT