

## \$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, youâ€™™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                36  
Zoning                              Zone 30  
Condo Fee                        \$106

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