

## \$384,999 - #2 1703 16 Avenue, Edmonton

MLS® #E4436439

**\$384,999**

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	\$384,999
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	#2 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	76
Zoning	Zone 30
Condo Fee	\$106

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 29th, 2025 at 2:17am MDT