

\$467,888 - 35 1703 16 Avenue, Edmonton

MLS® #E4420363

\$467,888

3 Bedroom, 2.50 Bathroom, 1,674 sqft
Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Enjoy the Bright and Spacious, Centrally A/C, North-facing End unit at East corner in The Palms Of Laurel. This fully upgraded, 1,674 sq. ft. bare-land condo offers the feel of a single-family home without the upkeep, featuring a 3 bed, 2.5 bath, fireplace, double att. garage & your private back yard. The chef-inspired kitchen boasts stainless steel appliances, sleek quartz countertops, a large island perfect for gathering, and a convenient walk-in pantry. The open-concept living and dining area is bathed in natural light, creating a warm and inviting atmosphere. A powder room on the main level adds convenience. Upstairs, a bright bonus room provides additional living space. The luxurious master suite features a spacious bedroom with a 3-piece ensuite. Two additional good-sized bedrooms and a full bathroom with the Upstairs laundry simplifies chores and keeps the main living areas tidy. Easy Accessible from Anthony Henday and close to all amenities, parks, schools, & shopping centers. Welcome Home !!!!!

Built in 2018

Essential Information

MLS® #	E4420363
Price	\$467,888
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,674
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Tri-Plex
Style	2 Storey
Status	Active

Community Information

Address	35 1703 16 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2C3

Amenities

Amenities	Deck, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator-Energy Star, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Svend Hansen School
Middle	Svend Hansen School
High	Elder Dr. Francis Whiskey

Additional Information

Date Listed	February 5th, 2025
Days on Market	37
Zoning	Zone 30
Condo Fee	\$105

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