

## **\$399,900 - 19 1703 16 Avenue, Edmonton**

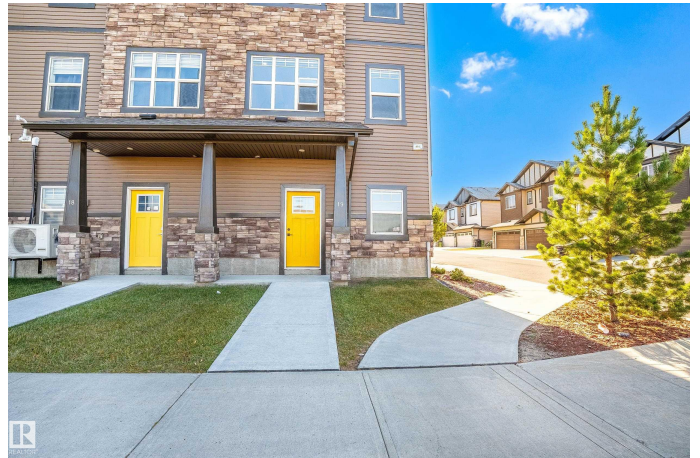
MLS® #E4461838

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,489 sqft  
Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning 3 bedroom, 2.5 bathroom corner townhouse with an attached double car garage, located in the highly sought-after community of Laurel. Perfectly situated directly across from Svend Hansen Public School and just steps from a bus stop. Enjoy being within walking distance to Indian grocery stores, shopping plaza, gas station, restaurants, and all essential amenities. The main floor features a functional open-concept layout with a bright living room, a spacious dining area, and a modern kitchen with quartz countertops, tile backsplash, stainless steel appliances, and a good-sized pantry for extra storage. Upstairs, the primary bedroom includes a 3-piece ensuite and a walk-in closet, while the two additional bedrooms are generously sized and share a full bathroom. Additional features include upstairs laundry, modern finishes throughout, and a low-maintenance lifestyle in a well-managed complex. This is a perfect opportunity for first-time buyers or investors, Don't miss it out!!!



Built in 2020

### **Essential Information**

MLS® #	E4461838
Price	\$399,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,489
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### Community Information

Address	19 1703 16 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2C3

### Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 11th, 2025
Days on Market	1
Zoning	Zone 30
HOA Fees	106
HOA Fees Freq.	Monthly
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 October 12th, 2025 at 1:47am MDT