

## \$213,900 - 306 3353 16a Avenue, Edmonton

MLS® #E4439152

**\$213,900**

2 Bedroom, 2.00 Bathroom, 809 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Welcome home to this beautifully maintained 2 bedroom, 2 bathroom apartment offering over 800 sq ft of comfortable living space in the heart of Laurel Crossing. This open-concept unit features a modern kitchen with sleek finishes, a spacious living area, and large windows that fill the space with natural light. Step outside to your private north-facing balcony, perfect for enjoying peaceful mornings or relaxing evenings without the harsh afternoon sun. Enjoy the convenience of two parking stalls – one heated underground and one surface stall – ideal for year-round living. The primary bedroom includes a private ensuite, and the second bedroom is perfect for guests, a home office, or shared living. Located just minutes from schools, shopping, parks, restaurants, and public transit.

Built in 2013

### Essential Information

MLS® #	E4439152
Price	\$213,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	809
Acres	0.00
Year Built	2013



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	306 3353 16a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0V4

### Amenities

Amenities	Intercom, Parking-Plug-Ins, Parking-Visitor
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Electric
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
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Days on Market	18
Zoning	Zone 30
Condo Fee	\$485

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