

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

MLS® #E4456630

**\$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® #         | E4456630  |
| 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 | September 7th, 2025 |
|-------------|---------------------|

|                |         |
|----------------|---------|
| Days on Market | 13      |
| Zoning         | Zone 30 |
| Condo Fee      | \$485   |

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Listing information last updated on September 20th, 2025 at 1:32am MDT