

\$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 |
|-------------|----------------|

| | |
|----------------|---------|
| Days on Market | 7 |
| Zoning | Zone 30 |
| Condo Fee | \$485 |

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 June 5th, 2025 at 3:18pm MDT