

## \$225,000 - 402 3353 16a Avenue, Edmonton

MLS® #E4449665

**\$225,000**

2 Bedroom, 2.00 Bathroom, 862 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Incredible value in Laurel! This well-maintained TOP FLOOR, CORNER UNIT offers 2 spacious bedrooms, 2 full bathrooms, and 2 parking stalls—one heated underground stall directly in front of the elevator and one energized surface stall right next to the building's front entrance. Enjoy upgraded granite countertops, durable laminate flooring, and convenient in-suite stacked laundry. With south-facing exposure, this bright and private unit boasts tons of natural light and minimal shared walls. The roomy balcony is an ideal spot for morning coffee, evening nightcap or summer meals with friends and family!

Located in a prime south Edmonton location, you're close to schools, shopping, parks, the Meadows Rec Centre, scenic trails, Anthony Henday access, and excellent public transit. Condo fees include heat and water, making this an even better investment. Whether you're a first-time buyer, downsizer, or investor, this is easily the best value in The Elements at Laurel Crossing. Don't miss your chance!

Built in 2013

### Essential Information

MLS® # E4449665

Price \$225,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 862                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 402 3353 16a Avenue |
| Area        | Edmonton            |
| Subdivision | Laurel              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 0V4             |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Parking-Visitor, Storage-In-Suite, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                             |
| Parking        | Stall, Underground, See Remarks                               |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Water                                                                     |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                     |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski |

|              |                          |
|--------------|--------------------------|
|              | Hill Nearby, See Remarks |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stone, Vinyl       |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 30         |
| Condo Fee      | \$506           |

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Listing information last updated on August 1st, 2025 at 1:18pm MDT