

## \$199,900 - 303 3353 16a Avenue, Edmonton

MLS® #E4450539

**\$199,900**

2 Bedroom, 2.00 Bathroom, 811 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning 2 BEDROOM, 2 BATHROOM condo located in the highly desirable community of Laurel—one of Edmonton’s most sought-after neighborhoods for families & professionals alike. Situated on the 3rd floor, this bright & modern unit offers an OPEN CONCEPT layout w/tons of natural daylight, creating a warm & welcoming atmosphere. The spacious kitchen features contemporary finishes & is perfect for both everyday living & entertaining. This unit includes 2 PARKINGS stalls—one of them being a secure underground parking spot for added convenience & peace of mind. The primary bedroom comes with an ensuite bathroom for added privacy, while the second bedroom is perfect for guests or kids. Enjoy your own cozy space for HOME OFFICE. Enjoy easy access to everything you need, just minutes from MEADOWS REC CENTRE, public schools, transit, walking trails, & SSIKH TEMPLES. Whether you're a first-time buyer, downsizer, or investor, this home has everything you’re looking for in a vibrant & growing community.

Built in 2013

### Essential Information

MLS® # E4450539

Price \$199,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 811                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303 3353 16a Avenue |
| Area        | Edmonton            |
| Subdivision | Laurel              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 0V4             |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2                                                                 |
| Parking        | Stall, Underground                                                |

### Interior

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

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                             |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 30         |
| Condo Fee      | \$485           |

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Listing information last updated on August 3rd, 2025 at 3:47pm MDT