

# \$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	2
Zoning	Zone 30
Condo Fee	\$485

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