

\$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	45
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 October 22nd, 2025 at 1:02pm MDT