

## \$227,900 - 209 3353 16a Avenue, Edmonton

MLS® #E4452796

**\$227,900**

2 Bedroom, 2.00 Bathroom, 712 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Bright 2-bedroom, 2-bath condo in Laurel with open-concept layout and modern finishes. Kitchen features stainless steel appliances and island seating. Primary bedroom offers walk-in closet and ensuite. Enjoy in-suite laundry, large balcony, and 2 stall parking. Close to parks, schools, shopping, transit, and easy access to Anthony Henday & Whitemud. Perfect for first-time buyers or investors.

Built in 2013

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452796               |
| Price          | \$227,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 712                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|         |                     |
|---------|---------------------|
| Address | 209 3353 16a Avenue |
| Area    | Edmonton            |



|             |          |
|-------------|----------|
| Subdivision | Laurel   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6T 0V4  |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | See Remarks      |
| Parking   | 2 Outdoor Stalls |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| # of Stories      | 4                                                                                                   |
| Stories           | 1                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | None, No Basement                                                                                   |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |
| Foundation        | Concrete Perimeter                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 30           |
| Condo Fee      | \$410             |

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Listing information last updated on August 25th, 2025 at 7:17pm MDT