

## \$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 TWO TITLED 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	9
Zoning	Zone 30
Condo Fee	\$506

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