

## \$200,000 - 206 3353 16a Avenue, Edmonton

MLS® #E4442673

**\$200,000**

2 Bedroom, 2.00 Bathroom, 789 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo in sought-after neighborhood of Laurel. Featuring brand new upgraded vinyl flooring throughout, new stainless steel appliances, and a brand new washer and dryer, this home offers modern comfort and style. Both bathrooms have been refreshed with new sinks and faucets. The open-concept layout creates a spacious feel, perfect for entertaining or relaxing. Includes one underground parking stall for added convenience. A must-see unit in a fantastic location!

Built in 2013

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442673               |
| Price          | \$200,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 789                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 206 3353 16a Avenue |
| Area        | Edmonton            |
| Subdivision | Laurel              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 0V4             |

## Amenities

|           |                    |
|-----------|--------------------|
| Amenities | See Remarks        |
| Parking   | Stall, Underground |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Baseboard, Electric  |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

## School Information

|            |                           |
|------------|---------------------------|
| Elementary | Abbott School             |
| Middle     | A. Blair McPherson School |
| High       | Academy at King Edward    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 30         |

Condo Fee                    \$458

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Listing information last updated on June 20th, 2025 at 6:17am MDT