

## \$225,000 - 114 3357 16a Avenue, Edmonton

MLS® #E4443101

**\$225,000**

2 Bedroom, 2.00 Bathroom, 842 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Freshly updated and move-in ready in Laurel. Visit the REALTOR®'s website for more details. This main floor 2 bed 2 bath corner unit features all new flooring and paint throughout, giving the home a clean, modern feel. The open layout offers a functional kitchen with great counter space, a bright living area, and access to your private ground-level patio. Both bedrooms are thoughtfully separated for privacy, including a spacious primary suite with a walkthrough closet leading to a 4-piece ensuite. You'll also love the convenience of in-suite laundry and 2 underground titled parking stalls, making this a practical and stylish choice for first-time buyers, downsizers, or investors. Located close to schools, shopping, transit, and major roadways, this updated condo in Laurel offers exceptional value in a growing community.

Built in 2013

### Essential Information

MLS® #	E4443101
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	842
Acres	0.00



Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	114 3357 16a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0V4

### Amenities

Amenities	Closet Organizers, Parking-Visitor
Parking Spaces	2
Parking	Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Svend Hansen School
Middle	Svend Hansen School
High	Elder Dr. Francis Whiskey

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	1
Zoning	Zone 30
Condo Fee	\$533

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 June 20th, 2025 at 6:32am MDT