

## \$225,000 - 115 3357 16a Avenue, Edmonton

MLS® #E4447598

**\$225,000**

2 Bedroom, 2.00 Bathroom, 840 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Start your homeownership journey in this bright, upgraded, and beautifully located corner unit! This freshly painted, bright & sunny home features 2 spacious bedrooms, 2 full bathrooms, and 2 parking stalls (1 heated underground + 1 surface)â€”offering comfort and convenience in one of SE Edmontonâ€™s most desirable communities. The primary bedroom includes a large closet and full ensuite. Enjoy brand-new vinyl flooring and an open-concept kitchen with ample cabinet and counter space, large island, and upgraded appliances including a brand new refrigerator. The sunlit living room opens through double patio doors to a private, fenced green spaceâ€”perfect for outdoor relaxation. Additional highlights: in-suite laundry, visitor parking, and proximity to schools, shopping, transit, and more. A perfect choice for first-time buyers, downsizers, or investors!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447598  |
| Price          | \$225,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 840       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2013                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 115 3357 16a Avenue |
| Area        | Edmonton            |
| Subdivision | Laurel              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 0V4             |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio |
| Parking   | Heated, Stall                                                             |

### Interior

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

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                             |
| Exterior Features | Airport Nearby, Commercial, Fenced, Landscaped |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Stone, Vinyl                             |
| Foundation        | Concrete Perimeter                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 42              |
| Zoning         | Zone 30         |
| Condo Fee      | \$506           |

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Listing information last updated on August 25th, 2025 at 11:18am MDT