

# \$180,000 - 409 3353 16a Avenue, Edmonton

MLS® #E4423814

**\$180,000**

1 Bedroom, 2.00 Bathroom, 743 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

**MODERN, SPACIOUS AND PRIME LOCATION!!** Welcome to Elements â€“ Laurel Crossing, where style meets convenience!

This immaculate 720 sq. ft. apartment is perfect for young professionals, couples, or anyone looking for a sleek, stylish home. - 1 Bedroom + HUGE Den: Perfect for a home office, home gym, or gaming space! - Spacious & Bright: Tons of room to make it your own! - Balcony: Soak up the sun with your morning coffee or chill after work! - Dark, Modern Finishes: Chic cabinetry, stainless steel appliances & stylish laminate flooring. - In-Suite Laundry: Because who has time for shared laundry? - TWO Parking Spots! 1 outdoor + 1 Titled Underground Heated Stall, winter lifesaver! - Unbeatable Location: Walk to shopping, a brand-new rec center, and Superstore! Plus, easy access to Whitemud & Anthony Henday for stress-free commuting. This is more than just a home...itâ€™s a lifestyle! Donâ€™t miss out!



Built in 2013

## Essential Information

MLS® #	E4423814
Price	\$180,000
Bedrooms	1
Bathrooms	2.00

Full Baths	2
Square Footage	743
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	409 3353 16a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0V4

### **Amenities**

Amenities	On Street Parking, Detectors Smoke, Intercom, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Stall, Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Metal, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	32
Zoning	Zone 30
Condo Fee	\$437

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Listing information last updated on April 5th, 2025 at 5:17pm MDT