

## **\$179,800 - 112 17151 94a Avenue, Edmonton**

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MLS® #E4423440

**\$179,800**

2 Bedroom, 2.00 Bathroom, 1,049 sqft

Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

Beautiful main floor corner unit in 18+ PET-FREE building with 2 UNDERGROUND PARKING STALLS (tandem) in the conveniently located condo complex, The Californian! Approx 1050 sq/ft 2 bed 2 bath unit with in-floor heating, large in-suite laundry room, balcony with gas bbq hookup, & cozy gas fireplace. This corner unit offers plenty of natural light from the wrap-around windows while you relax in the open concept kitchen/living/dining area. Keep your vehicle(s) warm and dry year round with the double underground parking stall (plus storage room!). Extremely well managed building with an active board. Located in Terra Rosa within walking distance to all amenities (banking, groceries, restaurants, etc.) and public transit. Condos fees include heat, water, and basic cable. Available for quick possession, come check it out!



Built in 1991

### **Essential Information**

MLS® #	E4423440
Price	\$179,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,049

Acres	0.00
Year Built	1991
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	112 17151 94a Avenue
Area	Edmonton
Subdivision	Summerlea
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5M1

### Amenities

Amenities	Closet Organizers, Detectors Smoke, Exercise Room, No Smoking Home, Party Room, Security Door
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 28th, 2025
Days on Market	63
Zoning	Zone 20
Condo Fee	\$756

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