

Courtesy Of Kristyn Rost Of MaxWell Polaris

## **\$184,990 - 204 17150 94a Avenue, Edmonton**

MLS® #E4426000

**\$184,990**

2 Bedroom, 2.00 Bathroom, 985 sqft  
Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

Beautifully maintained, this 985 sq. ft. end suite features two bedrooms and two bathrooms, along with a heated underground parking stall and storage locker. Situated in the Californian II, a 55+ community, residents enjoy amenities such as a free car wash, an exercise room, a social room, and a rentable guest suite. The spacious living and dining areas are enhanced by an electric corner fireplace, large windows, and access to a private balcony. The large corner kitchen is equipped with stainless steel appliances, a cabinet-style pantry, tile backsplash, and ample counter space. The owner's suite offers a walkthrough closet and a private three-piece bathroom. Additional features include hard surface flooring throughout (no carpet), a side-by-side laundry pair, Hunter Douglas window coverings, and an air conditioning unit. This delightful suite is conveniently located within walking distance of grocery stores, dining options, public transit, medical services, and more. Shows 10/10, come see for yourself!

Built in 1999

### **Essential Information**

MLS® #	E4426000
Price	\$184,990



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	985
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	204 17150 94a Avenue
Area	Edmonton
Subdivision	Summerlea
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6L7

### Amenities

Amenities	Air Conditioner, Car Wash, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Social Rooms
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Water
Fireplace	Yes
Fireplaces	Freestanding
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Golf Nearby, Landscaped, Picnic Area, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 16th, 2025
Days on Market	19
Zoning	Zone 20
Condo Fee	\$683

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 April 4th, 2025 at 9:17pm MDT