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

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 bbg 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 Losa 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
Туре	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, I Window Coverings	Dryer,	Refrigerator,	Stove-Electric,	Washer,
Heating	In Floor Heat System, N	Vatural (	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 ListedFebruary 28th, 2025Days on Market62ZoningZone 20Condo Fee\$756

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