

\$175,999 - 116 17151 94a Avenue, Edmonton

MLS® #E4456539

\$175,999

2 Bedroom, 2.00 Bathroom, 990 sqft

Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

Location, Convenience & Charm! This exceptionally well-maintained end unit offers 1,055 sq ft of bright, open living space. The living/dining room features laminate flooring, a cozy gas fireplace, and patio doors leading to a large deck. The functional kitchen is equipped with stainless steel appliances, including a Bosch dishwasher. There are 2 spacious bedrooms with closet organizers and 2 full bathrooms. Extra conveniences include in-suite laundry, heated flooring, and a central vacuum system. The Californian is a quiet, well-managed 18+ building with spotless common areas, a library, and a social room. Ideally located close to the hospital, shopping, dining, public transportation, and Whitemud Fwy. A handy side door is just steps away from your unit! This unit comes with a heated underground parking stall, with plenty of additional outdoor parking available.

Built in 1991

Essential Information

MLS® #	E4456539
Price	\$175,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	990



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

Community Information

Address	116 17151 94a Avenue
Area	Edmonton
Subdivision	Summerlea
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5Z9

Amenities

Amenities	Closet Organizers, Detectors Smoke, Exercise Room, No Animal Home, Parking-Visitor, Patio, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Television Connection, Vinyl Windows
Parking	Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 6th, 2025
Days on Market	3
Zoning	Zone 20
Condo Fee	\$702

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