

# **\$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 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 | 62                  |
| Zoning         | Zone 20             |
| Condo Fee      | \$756               |

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Listing information last updated on May 1st, 2025 at 8:47pm MDT