

## **\$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           | 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 | 11                  |
| Zoning         | Zone 20             |
| Condo Fee      | \$710               |

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Listing information last updated on September 17th, 2025 at 11:02am MDT