

# **\$134,900 - 319 17151 94a Avenue, Edmonton**

MLS® #E4439105

**\$134,900**

1 Bedroom, 1.00 Bathroom, 688 sqft

Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

Welcome to The Californian! This very nice 1 bedroom and 1 bathroom unit in Summerlea (West Edmonton) Conveniently located close to all amenities, including Terra Rosa shopping Centre, West Edmonton Mall, Misericordia Hospital, multiple bus routes, and so much more. The building is 18+, Pet Free and extremely well managed and maintained. The living room and dining room combo has a gas fireplace, with a large window bringing in natural light! The large kitchen with lots of countertop and cupboard space overlooks the living room/dining room. The generous size primary features a walk in closet. The laundry room/storage room has a full size washer and dryer. The bath room is good size with a good size vanity. One heated underground parking stall with a storage cage. Unit is right close to the elevator. Condo fees include basic cable, heat, water and sewer. Amenity room and library for your enjoyment also in the building.

Built in 1991

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4439105  |
| Price      | \$134,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 688                    |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 319 17151 94a Avenue |
| Area        | Edmonton             |
| Subdivision | Summerlea            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 5Z9              |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | Intercom, No Animal Home, No Smoking Home, Security Door, Social Rooms, See Remarks, Storage Cage |
| Parking   | Heated, Parkade, Underground                                                                      |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | In Floor Heat System, Natural Gas                                          |
| # of Stories | 4                                                                          |
| Stories      | 1                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                             |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Stucco                                                             |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 20        |
| Condo Fee      | \$520          |

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Listing information last updated on June 17th, 2025 at 5:17am MDT