

## **\$178,000 - 209 17150 94a Avenue, Edmonton**

MLS® #E4434574

**\$178,000**

2 Bedroom, 1.00 Bathroom, 943 sqft

Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

Welcome to Californian Manor II, a secure, quiet, and well-maintained 55+ adult living community that offers both comfort and convenience. This charming unit features a bright and functional layout with large windows and an open-concept living and dining area. The kitchen is equipped with a refrigerator, stove/oven, and dishwasher, and the convenience of in-suite laundry with a washer and dryer adds to the appeal. Primary bedroom has a nice walk in closet and 2nd room could be used as a bedroom/office. Additional features include a titled underground parking stall and private storage unit. Residents enjoy a variety of amenities, such as a car wash bay in the parkade, social room, guest suite, and exercise room. Ideally located in the heart of Summerlea, this home offers excellent walkability and public transit access—just steps from grocery stores, restaurants, pharmacies, and other everyday essentials. Don't miss this fantastic opportunity to enjoy a low-maintenance lifestyle in a vibrant 55+ community.

Built in 1999

### **Essential Information**

MLS® # E4434574

Price \$178,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	943
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	209 17150 94a Avenue
Area	Edmonton
Subdivision	Summerlea
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6L7

### Amenities

Amenities	Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Social Rooms, Storage Cage
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Curtains and Blinds
Heating	In Floor Heat System, See Remarks
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	103
Zoning	Zone 20
Condo Fee	\$613

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