

## \$174,500 - 103 17151 94a Avenue, Edmonton

MLS® #E4432574

**\$174,500**

2 Bedroom, 2.00 Bathroom, 1,028 sqft

Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

Move in Ready 2 bedroom 2 Bath nicely renovated corner unit. Entertaining size living room with a gas fireplace and a garden door leading out to an east facing patio. The wrap around windows allow for lots of light. U shape kitchen with upgraded stainless steel appliances opens onto the dining room. Master suite has his and her closets and a ensuite bathroom with a shower. Second bedroom could be used as a den as it opens onto the living room. There is also a second full bathroom. This suite has been recently painted and newer vinyl flooring throughout. This is a 18+, pet free building with 2 underground parking stalls (Tandem) and a storage room in front of the stall. Patio area has gas BBQ hook ups. There is also a meeting/event room and a library. Located in Terra Losa within walking distance to banking, groceries, restaurants, West Edmonton Mall, and public transportation. Condo fees include heat, water, and basic cable. Easy access to outside the exit door just steps away.

Built in 1991

### Essential Information

MLS® # E4432574

Price \$174,500

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.00
Year Built	1991
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	103 17151 94a Avenue
Area	Edmonton
Subdivision	Summerlea
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5Z9

### Amenities

Amenities	Intercom, Patio, Secured Parking, Security Door, Social Rooms, Storage-Locker Room
Parking Spaces	2
Parking	Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Intercom, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, No Through Road, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	89
Zoning	Zone 20
Condo Fee	\$717

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