

# \$175,000 - 308 17150 94a Avenue, Edmonton

MLS® #E4445079

## \$175,000

2 Bedroom, 2.00 Bathroom, 990 sqft  
Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

Welcome to your next chapter in comfort and convenience! This beautifully maintained and freshly painted 2-bedroom, 2-bathroom condo is located in a desirable 55+ community. The spacious living area leads to a large, private balcony—ideal for enjoying your morning coffee or visiting with friends. You'll appreciate the ease of in-suite laundry and generous storage space. The building offers exceptional amenities including an exercise room, social room, rentable guest suite, underground parking with storage, and even a car wash bay. Just steps from Terra Rosa Shopping Centre, West Edmonton Mall, medical offices, and transit, everything you need is close at hand. Designed for relaxed, low-maintenance living—this home has it all.

Built in 1999

### Essential Information

MLS® #	E4445079
Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.00
Year Built	1999



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	308 17150 94a Avenue
Area	Edmonton
Subdivision	Summerlea
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6L7

### **Amenities**

Amenities	Car Wash, Detectors Smoke, Exercise Room, Guest Suite, Hot Water Instant, Intercom, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Intercom, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Water
Fireplace	Yes
Fireplaces	Corner, Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Concrete, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 30th, 2025

Days on Market 1

Zoning Zone 20

Condo Fee \$665

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