

Courtesy Of Chris K Karampelas Of MaxWell Polaris

# \$174,900 - 406 17150 94a Avenue, Edmonton

MLS® #E4419637

**\$174,900**

2 Bedroom, 1.00 Bathroom, 891 sqft  
Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

Live in comfort at the Californian Manor II. This 55+ complex has fabulous features like GUEST SUITE, car wash, gym, STORAGE unit spacious lobby and quiet NO PET building. Stepping into the TOP FLOOR apartment you will see all the natural light that pours in from your bay window where you can also sit and enjoy your very own GAS FIREPLACE. This home has a spacious layout with well appointed kitchen offering tons of cabinets. There is 2 bedrooms one of which was converted to a tv room and can easily be made back into the second bedroom. The primary has lots of room and includes a WALK IN CLOSET. The bathroom is a 4 piece with linen closet inside. Lastly but extremely important the LAUNDRY ROOM! It also has room for additional storage. You also have the convenience of UNDERGROUND PARKING. Close to ALL amenities including WEM, restaurants, shopping, public transit.

Built in 1999

## Essential Information

MLS® #	E4419637
Price	\$174,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	891
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	406 17150 94a Avenue
Area	Edmonton
Subdivision	Summerlea
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5Z9

### **Amenities**

Amenities	Car Wash, Exercise Room, Guest Suite, No Animal Home, Secured Parking, See Remarks, Storage Cage
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	In Floor Heat System, See Remarks
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	January 29th, 2025
Days on Market	42
Zoning	Zone 20
Condo Fee	\$613

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Listing information last updated on March 12th, 2025 at 3:32pm MDT