

## **\$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 | 124           |
| Zoning         | Zone 20       |
| Condo Fee      | \$613         |

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Listing information last updated on September 6th, 2025 at 12:47pm MDT