

## \$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 â€” a secure, quiet, and well-maintained 55+ adult living community that offers both comfort and convenience. This charming two-bedroom, one-bathroom 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. Additional features include a titled underground parking stall and a 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 accessâ€”just steps from grocery stores, restaurants, pharmacies, and other everyday essentials. Donâ€™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	7
Zoning	Zone 20
Condo Fee	\$613

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