

## \$269,000 - 17411 92 Avenue, Edmonton

MLS® #E4457431

**\$269,000**

3 Bedroom, 1.50 Bathroom, 1,155 sqft

Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

First time home buyer and investor alert. Walking distance to WEM. Check out this rare find townhome in the community of Summerlea. Next to a park and playground. Backing on community maintained green space. This well-designed home brings you lots of living space on the first floor and a south facing yard. Top floor features 3 bedrooms including large master suite with walk in closet & bay window. Partly finished basement bring more potential space. Community is quiet and clean, public facility has been well cared and maintained. Low condo fees. Convenience location close to Schools, WEM & the new future public transportation station.

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457431  |
| Price          | \$269,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,155     |
| Acres          | 0.00      |
| Year Built     | 1981      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17411 92 Avenue |
| Area        | Edmonton        |
| Subdivision | Summerlea       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3W6         |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor, Television Connection, See Remarks |
| Parking   | Stall                                                                |

### Interior

|              |                                                         |
|--------------|---------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                               |
| Stories      | 2                                                       |
| Has Basement | Yes                                                     |
| Basement     | Full, Unfinished                                        |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 13                   |
| Zoning         | Zone 20              |
| Condo Fee      | \$266                |

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Listing information last updated on September 25th, 2025 at 9:32am MDT