

# \$279,999 - 17445 92 Avenue, Edmonton

MLS® #E4443696

**\$279,999**

4 Bedroom, 2.50 Bathroom, 1,214 sqft  
Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

2-Storey townhome in Summerlea, Walking distance to West Edmonton Mall and right across from Summerlea Park. This 1214 sq.ft 2-Storey townhome features 3 large bedrooms, 1.5 baths, large living and dining room, fully finished basement with a large family room, 4th bedroom and rumpus. Low condo fees in this well run self manage complex. Perfect home for first time home buyers or investors!

Built in 1981

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4443696          |
| Price          | \$279,999         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,214             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 17445 92 Avenue |
| Area        | Edmonton        |
| Subdivision | Summerlea       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3W6         |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 3                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 42              |
| Zoning         | Zone 20         |
| Condo Fee      | \$277           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 4:32am MDT