# \$449,900 - 17304 92 Avenue, Edmonton

MLS® #E4437716

## \$449.900

3 Bedroom, 2.00 Bathroom, 1,385 sqft Single Family on 0.00 Acres

Summerlea, Edmonton, AB

This well-maintained 4-level split home in the Summerlea community offers 1,384 sq ft of above-grade living space across 2 levels, with all 4 levels fully developed. Featuring 3 bedrooms, 1 FULL bath, 2 half baths, and a double attached garage. As you enter, you're greeted by a spacious fover leading to an open concept living room and dining area. The kitchen boasts an abundance of maple cabinetry, generous counter space, and sliding doors that open onto a raised deck and a private backyard. Upstairs offers 2 well-sized bedrooms and a stylish 4-pc bathroom. The primary suite includes a walk-in closet and a private 2-pc ensuite. The lower level features a cozy family room with a wood-burning fireplace and an additional 2-pc powder room. The fully finished basement adds flexibility, offering a spacious bedroom, a recreation room, and a dedicated laundry area. This home's prime location provides just minutes from parks, schools, West Edmonton Mall, and easy access to Whitemud. New Furnace (2022)

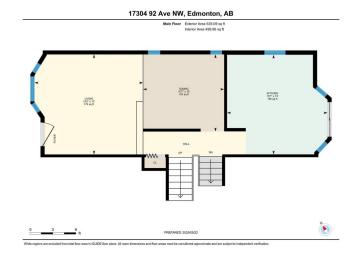
Built in 1980

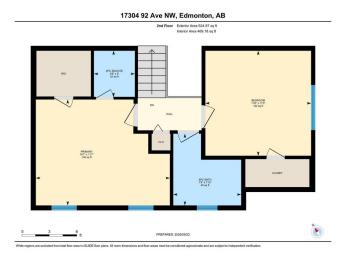
### **Essential Information**

MLS® # E4437716 Price \$449,900

Bedrooms 3







Bathrooms 2.00

Full Baths 1

Half Baths 2

Square Footage 1,385

Acres 0.00

Year Built 1980

Type Single Family

Sub-Type Detached Single Family

Style 4 Level Split

Status Active

# **Community Information**

Address 17304 92 Avenue

Area Edmonton
Subdivision Summerlea
City Edmonton
County ALBERTA

Province AB

Postal Code T5T 3C2

## **Amenities**

Amenities Deck, Detectors Smoke, No Smoking Home

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 4

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 22nd, 2025

Days on Market 26

Zoning Zone 20

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 June 17th, 2025 at 2:47am MDT