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

MLS® #E4437716

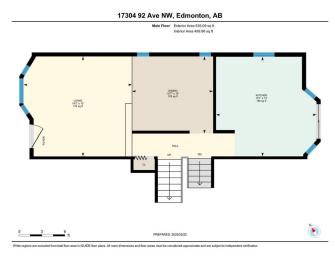
#### \$449,900

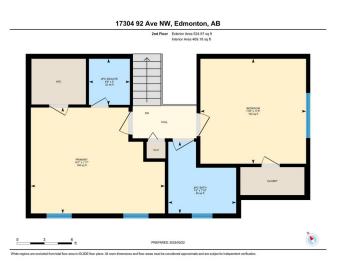
3 Bedroom, 2.00 Bathroom, 1,385 sqft Single Family on 0.00 Acres

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 homeâ€<sup>™</sup>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                   |
| Туре           | 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  |

#### **Additional Information**

Date ListedMay 22nd, 2025Days on Market23ZoningZone 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 14th, 2025 at 6:17pm MDT