

## \$393,900 - 17316 94a Avenue, Edmonton

MLS® #E4444425

**\$393,900**

3 Bedroom, 2.00 Bathroom, 970 sqft

Single Family on 0.00 Acres

Summerlea, Edmonton, AB

Completely RENOVATED 4-level split home in the heart of Summerlea offers comfort & flexible living space for the whole family. The main floor features a bright living room with a charming bay window, a dedicated dining area & a stylish kitchen complete with quartz countertops and newer appliances. Upstairs, youâ€™ll find two generously sized bedrooms, a full bath & a convenient office spaceâ€”perfect for working from home or studying. The third level boasts a flex area, an additional spacious bedroom & another full bathroom, offering privacy & versatility for guests or teens. The fully finished basement includes a second living area & ample storage space, making it ideal for relaxation or entertaining. Enjoy outdoor living in the large backyardâ€”perfect for gatherings or quiet evenings. Recent upgrades include newer windows, hot water tank & furnace, providing peace of mind & energy efficiency. Ideally located close to schools, shopping, public transportation & all essential amenities.

Built in 1983

### Essential Information

MLS® # E4444425

Price \$393,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	17316 94a Avenue
Area	Edmonton
Subdivision	Summerlea
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4H2

### Amenities

Amenities	Detectors Smoke, Vinyl Windows
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 26th, 2025

Days on Market 5

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 July 1st, 2025 at 6:47am MDT