

## \$199,900 - 17211 92 Avenue, Edmonton

MLS® #E4440416

**\$199,900**

2 Bedroom, 1.00 Bathroom, 878 sqft

Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

Welcome to Burgess Manor with this IMPECCIBLE, condo carriage bungalow. This lower-level unit has an incredible south facing front patio w/green space & is a great value for 1st time buyers & investors. Conveniently located one block from shops, transit, restaurants & cafes PLUS West Edmonton Mall is just a hop away. This 2-bedroom, 4 pc bathroom suite showcases recent updates including, fresh paint, new flooring/windows/doors & new SS appliances. Virtually everything you need â€œin-suiteâ€• to live comfortably; laundry, storage, utility & assigned parking stall with ample visitor parking. Welcoming living room with large window for great natural light & dual-sided wood burning fireplace w/tile hearth. Kitchen boasts SS appliances, classic white cabinetry, chrome accents, large pantry & trendy wall unit. Pride of ownership is apparent in this MOVE-IN-READY suite. Reasonable condo fees make this unit an easy choice for affordability. Stop renting! Ownership is within reach with this great opportunity! Welcome!

Built in 1980

### Essential Information

MLS® # E4440416

Price \$199,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	878
Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information

Address	17211 92 Avenue
Area	Edmonton
Subdivision	Summerlea
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3K7

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Parking-Visitor, Patio, Storage-In-Suite, Television Connection, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Mantel, See Remarks
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Low Maintenance

	Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	12
Zoning	Zone 20
Condo Fee	\$242

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