

# \$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

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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	11
Zoning	Zone 20
Condo Fee	\$242

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