

# \$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 foyer 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                24  
Zoning                              Zone 20

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Listing information last updated on June 15th, 2025 at 10:17am MDT