

\$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



17304 92 Ave NW, Edmonton, AB

Main Floor Exterior Area 530.09 sq ft
Interior Area 499.96 sq ft



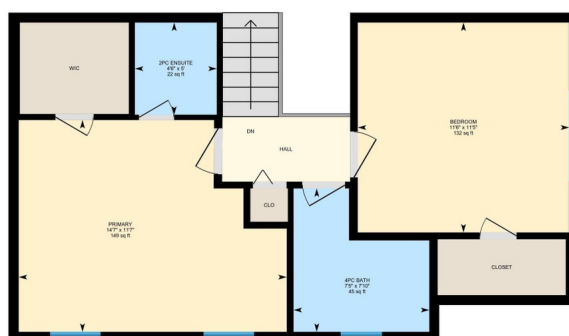
0 3 6 ft

PREPARED: 2025/05/22

White regions are excluded from total floor area in GIUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 524.97 sq ft
Interior Area 469.18 sq ft



0 3 6 ft

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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 27

Zoning Zone 20

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Listing information last updated on June 18th, 2025 at 2:17am MDT