

## \$510,000 - 17620 91 Avenue, Edmonton

MLS® #E4464498

**\$510,000**

5 Bedroom, 2.50 Bathroom, 1,810 sqft

Single Family on 0.00 Acres

Summerlea, Edmonton, AB

Welcome to Summerlea! This spacious over 1,800 sq. ft., 5-bedroom, 2.5-bathroom home is perfect for a growing family. The bright, open kitchen overlooks a sunken family room featuring a cozy wood-burning fireplace, creating the ideal space for gatherings and relaxation. Enjoy the warmth of natural light in the formal dining area and front living room, both designed for comfort and entertaining. The main floor bedroom offers flexibility for guests or a home office, while the full laundry room adds everyday convenience. Step outside to a large deck overlooking a peaceful walking trail and nearby park. Ideally located just minutes from West Edmonton Mall, this home combines family living with exceptional access to shopping, dining, and entertainment. With its inviting layout, and unbeatable location, this Summerlea gem is ready to welcome you home. Don't miss out - come view this beautiful property today!

Built in 1990

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464498  |
| Price      | \$510,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,810                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17620 91 Avenue |
| Area        | Edmonton        |
| Subdivision | Summerlea       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5V7         |

### Amenities

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Hot Water Natural Gas, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached                                                                                   |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                 |
| Fireplace         | Yes                                                                                                                                       |
| Fireplaces        | Mantel                                                                                                                                    |
| Stories           | 2                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Partially Finished                                                                                                                  |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                         |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 20            |

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Listing information last updated on November 4th, 2025 at 2:32am MST