

## \$229,000 - 105 Woodstock, Edmonton

MLS® #E4433970

**\$229,000**

3 Bedroom, 1.50 Bathroom, 944 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Cute two story townhome with fully finished basement, good sized private and fenced back yard, facing south. You also have your own parking pad right next to your front entry.

Location within the complex is ideal being just a few units in as you enter the complex.

Ideally located in the community of Callingwood with quick access to Whitemud Freeway and close proximity to a wide variety of amenities including West Edmonton Mall and major rec centre. There is a large living room, kitchen, dining area and two piece bath on the main floor. The patio doors off the living room open up onto a good size deck and yard.

The upper level has three bedrooms and a four piece bath. Lower level has a good size family room and storage/laundry room.

Flooring is a combination of plank , carpet and lino which are all in excellent condition.

Furnace has also been upgraded to a high efficiency model. Show with confidence!

Built in 1972

### Essential Information

MLS® #	E4433970
Price	\$229,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	944
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	105 Woodstock
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0H6

### Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Front Drive Access, Parking Pad Cement/Paved

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	2
Zoning	Zone 20
Condo Fee	\$360

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