

# **\$173,900 - 307 17011 67 Avenue, Edmonton**

MLS® #E4448202

**\$173,900**

2 Bedroom, 2.00 Bathroom, 809 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Excellent Location! Welcome to this Lovely 2-bedrooms, 2 bathrooms, 2 UNDERGROUND PARKING STALLS condo situated in the desirable community of Callingwood South. Ony minutes to all amenities, WEM Shopping Mall/Park/Public tranp/Restaurants, etc. Features Open Concept layout, Bright Living room with Patio door to a Good-sized Balcony, where you can enjoy Summer BBQ. Spacious Kitchen Maple-colour Kitchen Cabinets, Nice Backsplash Tiles, Raised Kitchen Island Counter. 2 Sizable Bedrooms & 2 Bathrooms. Large Master Bedroom comes with Walk-through Closet & a 4 piece En-suite. Additional 3 piece Bathroom for Bedroom #2. In-suite Laundry with Stackable Washer & Dryer. TWO Titled Underground, Heated Parking Stalls. Quick possession available. Just move-in & enjoy!

Built in 2004

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4448202  |
| Price          | \$173,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 809       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 307 17011 67 Avenue |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6Y6             |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Detectors Smoke, Intercom, Parking-Visitor |
| Parking Spaces | 2                                          |
| Parking        | Heated, Underground                        |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating           | Baseboard, Natural Gas                                                  |
| Fireplace         | Yes                                                                     |
| Fireplaces        | Mantel                                                                  |
| # of Stories      | 4                                                                       |
| Stories           | 1                                                                       |
| Has Basement      | Yes                                                                     |
| Basement          | None, No Basement                                                       |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 68              |
| Zoning         | Zone 20         |
| Condo Fee      | \$462           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 23rd, 2025 at 3:33pm MDT