# \$145,000 - 205 7511 171 Street, Edmonton

MLS® #E4458766

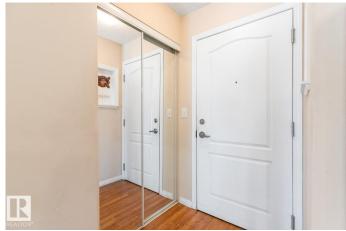
### \$145.000

1 Bedroom, 1.00 Bathroom, 580 sqft Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Incredibly maintained and immaculately clean! This wonderful CUTE as a button one bedroom apartment is perfect for the young professional, or investor. The property is located minutes from the whitemud and west edmonton mall, Callingwood Square Shopping and Jamie Platz YMCA. The building is welcoming with air conditioning in the common areas and plenty of visitor parking and elevator access to all floors and parking. An open floor plan for the apartment that allows for barrier free movement, room for a small bistro table, and a larger living room leading to a south facing patio. The bedroom is large and can accommodate a larger bed and bedroom furniture. The four piece bathroom is easily accessible if you have mobility concerns and the stackable washer and dryer is conveniently located in the bathroom. There is plenty of storage in the apartment, the unit comes with a south facing patio. There is one title underground parking stall. Low condo fees and a well run building make this an investors dream!







Built in 2004

## **Essential Information**

MLS® # E4458766 Price \$145,000 Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 580

Acres 0.00

Year Built 2004

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 205 7511 171 Street

Area Edmonton

Subdivision Callingwood North

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 6S7

#### **Amenities**

Amenities Ceiling 9 ft., Detectors Smoke, Intercom, No Animal Home, No Smoking

Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Security

Door

Parking Underground

Interior

Appliances Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked

Washer/Dryer, Stove-Electric

Heating Baseboard, Natural Gas

# of Stories 5
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools, Shopping

Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed September 20th, 2025

Days on Market 2

Zoning Zone 20

Condo Fee \$331

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