

## **\$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

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 22nd, 2025 at 3:32am MDT