# \$169,000 - 407 17011 67 Avenue, Edmonton

MLS® #E4430406

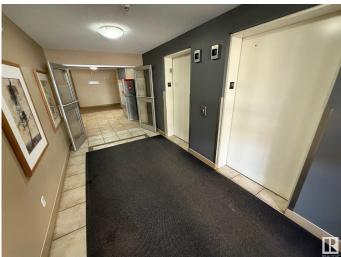
#### \$169,000

2 Bedroom, 2.00 Bathroom, 877 sqft Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

2 bedroom, 2 bathroom apartment condo in Callingwood South. This nice size condo is perfect for anyone looking for a convenient west end apartment close to all amenities. Condo features a walk-through galley kitchen upon entry that leads to the living room with gas fireplace and patio door access to your private balcony. Primary bedroom is a good size and features a 4 piece ensuite. The second bedroom is also large and has a 3 piece bathroom just outside the door. Insuite laundry and titled underground parking as well. Condo fees include heat, water/sewer. Schedule A must accompany all offers.





Built in 2004

#### **Essential Information**

| MLS® #         | E4430406               |
|----------------|------------------------|
| Price          | \$169,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 877                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Туре           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
|                |                        |



| Status | Active |
|--------|--------|
|--------|--------|

# **Community Information**

| Address     | 407 17011 67 Avenue |
|-------------|---------------------|
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 4J5             |

## Amenities

| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
|-----------|---|
| Parking   | Heated, Underground   |

### Interior

| Interior Features | ensuite bathroom       |
|-------------------|------------------------|
| Appliances        | See Remarks            |
| Heating           | Baseboard, Natural Gas |
| Fireplace         | Yes                    |
| Fireplaces        | Insert                 |
| # of Stories      | 4                      |
| Stories           | 1                      |
| Has Basement      | Yes                    |
| Basement          | None, No Basement      |

### Exterior

| Exterior          | Wood, Composition, Stone                                       |
|-------------------|--|
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Shopping |
|                   | Nearby   |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Composition, Stone                                       |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

| Date Listed    | April 11th, 2025 |
|----------------|------------------|
| Days on Market | 7                |
| Zoning         | Zone 20          |
| Foreclosure    | Yes              |

#### Condo Fee \$435

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Listing information last updated on April 18th, 2025 at 11:17am MDT