

## \$178,800 - 307 17011 67 Avenue, Edmonton

MLS® #E4448202

**\$178,800**

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	\$178,800
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	59
Zoning	Zone 20
Condo Fee	\$462

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