

# **\$182,500 - 304 17003 67 Avenue, Edmonton**

MLS® #E4426473

**\$182,500**

2 Bedroom, 2.00 Bathroom, 814 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Stylish, move-in ready, and in an unbeatable west Edmonton location! This beautifully designed 3rd-floor condo offers 2 spacious bedrooms and 2 full bathrooms, all within walking distance of top-notch amenities, shopping, parks, schools, and scenic walking trails. Boasting an open-concept layout, a charming electric fireplace, and the convenience of IN-SUITE LAUNDRY with extra storage. The generously sized second bedroom is perfect for guests or a home office, while the expansive primary suite includes a large closet and a private 4-piece ensuite. Step outside onto the west-facing balcony, ideal for enjoying your morning coffee or evening sunsets. Plus, with TITLED UNDERGROUND/HEATED PARKING, youâ€™ll never have to worry about winter weather. Situated in a well-managed, quiet, and clean complex just steps from a bus stop, this condo is an excellent choice for couples, families, students, or investors. Reasonable condo fee of \$435 which includes heat and water! Donâ€™t miss outâ€”welcome home!

Built in 2004

## **Essential Information**

MLS® # E4426473

Price \$182,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 814                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 304 17003 67 Avenue |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6Y5             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Parking-Visitor, Television Connection |
| Parking Spaces | 1  |
| Parking        | Heated, Stall, Underground                   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas   |
| Fireplaces   | Insert   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Composition, Stone   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                          |
|--------------|--------------------------|
| Construction | Wood, Composition, Stone |
| Foundation   | Concrete Perimeter       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 45               |
| Zoning         | Zone 20          |
| Condo Fee      | \$435            |

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