

## \$139,900 - 431 7511 171 Street, Edmonton

MLS® #E4440388

**\$139,900**

1 Bedroom, 1.00 Bathroom, 583 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Welcome to your new home! A bright and inviting 1-bedroom, 1-bathroom condo offering 583 sq ft of well-designed living space. Freshly painted, professionally cleaned (carpets steam-cleaned too), it's waiting for you to move in. Located on the 4th floor, this west-facing unit with sunny balcony boasts peaceful park views and an abundance of natural light. The open-concept layout features a clean white kitchen, cozy carpet and low-maintenance lino flooring, and a spacious living area perfect for relaxing or entertaining. Additional highlights include convenient in-suite storage, a full 4-piece bathroom, and a heated underground parking stall â€” ideal for Edmonton winters. Enjoy easy access to walking trails, shopping, transit, and more from this well-maintained, move-in ready home. Whether you're a first-time buyer, downsizer, or savvy investor, this unit offers incredible value in a fantastic West Edmonton location.

Built in 2004

### Essential Information

MLS® #	E4440388
Price	\$139,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	583
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	431 7511 171 Street
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6S7

### Amenities

Amenities	Intercom, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	5
Stories	5
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	June 4th, 2025
Days on Market	12
Zoning	Zone 20
Condo Fee	\$331

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