

## \$179,999 - 209 7511 171 Street, Edmonton

MLS® #E4451136

**\$179,999**

2 Bedroom, 2.00 Bathroom, 818 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Move-In Ready 2 Bed, 2 Full Bath in Prime Callingwood Location! Professionally cleaned and well-maintained, this bright unit offers a smart layout with spacious bedrooms, a walk-through closet, and a 4-piece ensuite.

The kitchen features plenty of cabinets, newer stove, rangehood and an island with eating bar.

Includes power lock, in-suite storage, stackable washer/dryer, elevator and Heated underground parking with car wash access. Located in a well-managed building with low condo fees, steps from Callingwood Shopping Centre, farmers' market, YMCA, schools, transit, and more. Visitor parking and rental stalls available. Priced to sell—don't miss out!

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4451136          |
| Price          | \$179,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 818               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 209 7511 171 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood North   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6S7             |

### Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Sprinkler Sys-Underground, Storage-In-Suite |
| Parking Spaces | 1                                                                                                              |
| Parking        | Heated, Insulated, Parkade, Stall, Underground                                                                 |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                             |
| # of Stories      | 5                                                                                                                  |
| Stories           | 5                                                                                                                  |
| Has Basement      | Yes                                                                                                                |
| Basement          | None, No Basement                                                                                                  |

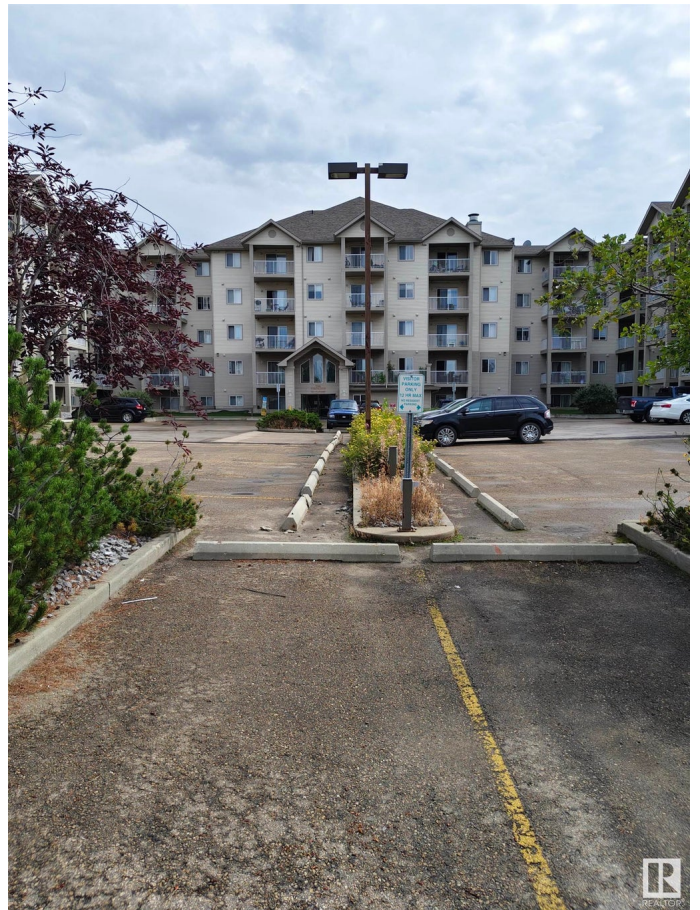
### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Vinyl                         |
| Exterior Features | Fenced, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                    |
| Construction      | Wood, Vinyl                         |
| Foundation        | Concrete Perimeter                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 52               |

|           |         |
|-----------|---------|
| Zoning    | Zone 20 |
| Condo Fee | \$420   |



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Listing information last updated on September 24th, 2025 at 10:47pm MDT