

## \$175,000 - 404 17003 67 Avenue, Edmonton

MLS® #E4459120

**\$175,000**

2 Bedroom, 2.00 Bathroom, 808 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Excellent unit on the top floor of the building, so no neighbours above you! Perfectly located 2 Bedroom, 2 Bathroom condo offers a great layout for room mates with bedrooms separated by living room. The open concept kitchen features an island with eating bar and it faces the large living and dining space that includes a fireplace. Patio doors open up to your private west-facing balcony. There is also in suite laundry. Added bonus is 1 heated underground parking stall, in a prime location next to the elevator! Bring your own decorating touch as the unit has neutral tones throughout.

The location is excellent, walking distance to shopping including the Callingwood farmers market, restaurants and grocery stores. Easily accessible to West Edmonton mall, the Whitemud and Anthony Henday, and close to public transit. Schools, ball diamonds, YMCA rec centre and playgrounds are in the area. Very good value for someone starting out, downsizing or as a rental unit.

Built in 2004

### Essential Information

MLS® #	E4459120
Price	\$175,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	808
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	404 17003 67 Avenue
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6Y5

### **Amenities**

Amenities	Off Street Parking, Intercom, Parking-Visitor, Security Door
Parking Spaces	1
Parking	Heated, Single Indoor, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Flat Site, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 22nd, 2025
Days on Market	3
Zoning	Zone 20
Condo Fee	\$435

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