

\$235,000 - 318 17109 67 Avenue, Edmonton

MLS® #E4462088

\$235,000

2 Bedroom, 2.00 Bathroom, 1,178 sqft
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

This unit comes with TWO 4-piece bathrooms and TWO large bedrooms. The unit has undergone fairly extensive refurbishment including upgrades on all countertops (the mosaic design for these was custom handmade), new piping under bathroom sinks, new sink faucets, and new paint on major surfaces. The balcony is corner situated and discrete. The building is conveniently located next to several shopping centres that host a number of grocery stores, registry services, a library, a YMCA, schools, a hospital, and of course the unit is also near the largest mall in Canada (roughly 30 minute walking distance or 5 minutes by car). The unit comes with one assigned parking. Condo fees include heat, water/sewer, garbage disposal, and exterior insurance. Units like this are rarely available and this one might be perfect for an investor, first time buyer, or someone looking to downsize. Light rail available from WEM and bus stop very nearby.

Built in 1995

Essential Information

MLS® #	E4462088
Price	\$235,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,178
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	318 17109 67 Avenue
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6E6

Amenities

Amenities	Deck, Detectors Smoke, Parking-Visitor, Security Door, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Household Goods Included, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 15th, 2025
Days on Market	15
Zoning	Zone 20
Condo Fee	\$629

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