

## \$210,000 - 203 6703 172 Street, Edmonton

MLS® #E4416174

**\$210,000**

2 Bedroom, 2.00 Bathroom, 1,027 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Located on the second floor in Wolf Willow Manor, a 55+ complex. The unit has two good sized bedrooms and two bathrooms. The kitchen opens to a dining/living area with a corner fireplace. The unit comes with all the appliances, window coverings, and has an in-suite laundry. The balcony is west facing and includes gas hook up for barbecue. The unit also has an assigned underground parking stall with storage cage. The complex offers an exercise room, games room, social room and carwash. Bus transportation is steps from the main entrance and future WEM LRT station. Condo fees include heat and water.

Built in 1999

### Essential Information

MLS® #	E4416174
Price	\$210,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status Active

### Community Information

Address 203 6703 172 Street  
Area Edmonton  
Subdivision Callingwood South  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5T 6H9

### Amenities

Amenities Car Wash, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Social Rooms, Storage-In-Suite, Storage-Locker Room  
Parking Parkade, Single Indoor, Underground

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Glass Door, Insert, Tile Surround  
# of Stories 4  
Stories 4  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Brick, Stucco  
Exterior Features Flat Site, Landscaped, Park/Reserve, Public Swimming Pool, Public Transportation, Shopping Nearby  
Roof Clay Tile  
Construction Wood, Brick, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed December 16th, 2024  
Days on Market 136  
Zoning Zone 20

Condo Fee                    \$549

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