

## \$194,900 - 417 17003 67 Avenue, Edmonton

MLS® #E4427860

**\$194,900**

2 Bedroom, 2.00 Bathroom, 877 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Discover urban convenience in this TOP-FLOOR condo, with 870 sq.ft of well-appointed space, featuring TWO generously-sized BEDROOMS, including a massive primary bedroom complete with an ensuite for ultimate privacy and comfort. Luxury Vinyl Plank flooring flows seamlessly throughout the main living areas and into the bedrooms, complemented by newer paint that adds a touch of freshness to the interior. The open-plan kitchen, complete with a convenient eating bar, overlooks a cozy living room anchored by a warm fireplace. Natural light floods in through large east-facing patio doors, which lead out to a spacious balcony. In-suite laundry with additional storage, and TWO TITLED UNDERGROUND parking stalls, complete the benefits included in this home, perfect for first time buyers and investors alike. Positioned near the iconic West Edmonton Mall and within easy reach of shops, groceries, the YMCA, schools, parks, and public transportation, plus quick access to the Whitemud. This property won't last long!

Built in 2004

### Essential Information

MLS® # E4427860

Price \$194,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	877
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	417 17003 67 Avenue
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6Y5

### Amenities

Amenities	Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite
Parking	Heated, 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
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Hardie Board Siding, Stone
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding, Stone
Foundation	Concrete Perimeter

### **School Information**

Elementary	Callingwood Elementary
Middle	Ormsby School
High	Oscar Romaro

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	34
Zoning	Zone 20
Condo Fee	\$462

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