

Courtesy Of Valerie P Faucon Of Liv Real Estate

## \$189,000 - 404 17003 67 Avenue, Edmonton

MLS® #E4434518

**\$189,000**

2 Bedroom, 2.00 Bathroom, 812 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

TOP FLOOR UNIT! This beautifully maintained 2 Bedroom, 2 Bathroom condo offers 811 sq. ft. of smart, open-concept living in a prime West Edmonton location. Enjoy the privacy of a split-bedroom layoutâ€”perfect for roommates or guestsâ€”each with their own full bath. The modern kitchen features a peninsula island and overlooks the spacious living and dining areas, anchored by a cozy electric fireplace. Large patio doors lead to a private west-facing balcony; excellent for unwinding after work & cozy dinner under the sunset. Additional highlights include in-suite laundry, ceramic tile and carpet flooring, 6 clean appliances, and a heated underground parking stall; conveniently located next to the elevator!! Neutral tones throughout add warmth and brightness. Located near Whitemud and Anthony Henday, just steps from public transit, shopping, schools, and playgrounds. Whether you're a first-time buyer or investor, this condo is a smart choice! Why rent when you can own?

Built in 2004

### Essential Information

MLS® # E4434518

Price \$189,000

Bedrooms 2



17003 67 Ave NW, Edmonton, AB

Main Floor Interior Area 811.46 sq ft



Bathrooms	2.00
Full Baths	2
Square Footage	812
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	No Animal Home, No Smoking Home, Parking-Visitor
Parking	Heated, Parkade, Underground

### Interior

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

### Exterior

Exterior	Wood, Brick, Hardie Board Siding
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	42
Zoning	Zone 20
Condo Fee	\$435

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Listing information last updated on June 16th, 2025 at 10:17am MDT