# \$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?

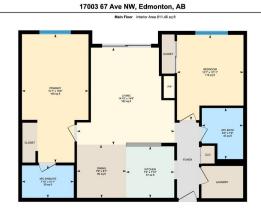


#### **Essential Information**

MLS® # E4434518 Price \$189,000

Bedrooms 2







Bathrooms 2.00

Full Baths 2

Square Footage 812

Acres 0.00 Year Built 2004

T 2001

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

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