

## \$179,900 - 314 17109 67 Avenue, Edmonton

MLS® #E4455698

**\$179,900**

2 Bedroom, 2.00 Bathroom, 914 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Fantastic investment or first-time buyer opportunity in Callingwood! This 915 sq ft unit offers 2 spacious bedrooms and 2 full bathrooms, including a primary with 4-piece ensuite. The galley-style kitchen opens to a bright living room with access to your private balcony. Enjoy the convenience of in-suite laundry and storage in this well-designed apartment.

Built in 1995

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4455698               |
| Price          | \$179,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 914                    |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|         |                     |
|---------|---------------------|
| Address | 314 17109 67 Avenue |
| Area    | Edmonton            |



|             |                   |
|-------------|-------------------|
| Subdivision | Callingwood South |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 6E6           |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Detectors Smoke, Storage-In-Suite |
| Parking   | Stall                             |

### Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Washer     |
| Heating           | Baseboard, Water  |
| # of Stories      | 4                 |
| Stories           | 4                 |
| Has Basement      | Yes               |
| Basement          | None, No Basement |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Stucco             |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Stucco             |
| Foundation        | Concrete Perimeter       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 32                  |
| Zoning         | Zone 20             |
| Condo Fee      | \$515               |

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 October 3rd, 2025 at 11:32pm MDT