

# **\$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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Listing information last updated on April 29th, 2025 at 9:32pm MDT