

\$449,000 - 7715 173 Street, Edmonton

MLS® #E4439513

\$449,000

4 Bedroom, 3.00 Bathroom, 1,480 sqft

Single Family on 0.00 Acres

Callingwood North, Edmonton, AB

UPDATED AND WELL KEPT 1480 SQ FT 3 BEDROOM BUNGALOW IS IN GREAT MODERNIZED CONDITION. FEATURES HARDWOOD FLOORS IN THE KITCHEN AND SUNKEN FAMILY ROOM (COMPLETE W/TYNDALL STONE FIREPLACE & PATIO DOORS TO REAR DECK), RENOVATED KITCHEN & BATH, NEWER FURNACE & HWT (2023) COMPLIMENTED BY TRIPLE-GLAZED WINDOWS. FINISHED LOWER LEVEL WITH HUGE REC ROOM, MASSIVE EXTRA BEDROOM AND 3 PCE BATH. COMES WITH 24 X 24 OVERSIZE DOUBLE GARAGE AND EXTENDED DRIVEWAY (CAN PARK 3+ EXTRA CARS). REAR DECK IN THE LOVELLY BACK YARD. SUPERB QUIET LOCATION WALKING DISTANCE FROM THE MULTY USE CALLINWOOD PARK AND REC CENTRE W/SPORT FACILITIES, ELEMENTARY & HIGH SCHOOL. NEAR ALL MAJOR SHOPPING AND BUSINESS SERVICE S. YOU DON'™T WANT TO MISS THIS ONE.

Built in 1973

Essential Information

MLS® # E4439513

Price \$449,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,480
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7715 173 Street
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0E5

Amenities

Amenities	Deck, Parking-Extra, Vinyl Windows
Parking Spaces	5
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	None, Finished

Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 30th, 2025
Days on Market	18
Zoning	Zone 20

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Listing information last updated on June 17th, 2025 at 1:17pm MDT