

## \$189,900 - 302 17003 67 Avenue, Edmonton

MLS® #E4429466

**\$189,900**

2 Bedroom, 2.00 Bathroom, 809 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

VERY RARE!!! TWO bedroom, TWO bathroom condo with TWO TITLE HEATED UNDERGROUND STALLS side by side. Located in south Callingwood located just minutes from WEM, Callingwood Square, schools, the Henday and Whitemud. This unit features UPGRADED laminate flooring, quartz counters throughout, additional cabinet space in the kitchen, bathrooms and laundry room and gas fireplace in the living room. California split with bedrooms on opposite side of the living space including a master with 4pc ensuite. Truly a unique find at this price. The condo offers reasonable condo fees including heat and water. Perfect starter condo for young family, couple or roommates.

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4429466          |
| Price          | \$189,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 809               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 302 17003 67 Avenue |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6Y7             |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Intercom, Parking-Visitor        |
| Parking Spaces | 2                                |
| Parking        | Heated, Underground, See Remarks |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Hot Water, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Hardie Board Siding  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Hardie Board Siding  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 20         |
| Condo Fee      | \$436           |

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Listing information last updated on April 30th, 2025 at 2:17pm MDT