

## \$479,000 - 17215 77 Avenue, Edmonton

MLS® #E4453861

**\$479,000**

6 Bedroom, 3.50 Bathroom, 1,588 sqft

Single Family on 0.00 Acres

Callingwood North, Edmonton, AB

Welcome to this SPACIOUS 6 bedroom/3.5 bathroom family home in the heart of Callingwood, perfectly located near schools, parks, Jamie Platz YMCA, the library, a dog park, and endless GREEN SPACE. Situated on a HUGE LOT, this property offers a MASSIVE DRIVEWAY with RV PARKING, additional parking under the CARPORT, and a HUGE YARD with a big deck—ideal for family gatherings and entertaining. Inside, you'll love the large kitchen, dining, and living spaces that provide comfort and flexibility for everyday living. The inviting upstairs living room features a cozy WOOD FIREPLACE, while A/C ensures year-round comfort. Bedrooms are generous in size, offering plenty of space for the whole family. With its unbeatable location, abundant parking, and functional layout, this home is a rare find in one of Edmonton's most established communities.

Built in 1972

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453861  |
| Price      | \$479,000 |
| Bedrooms   | 6         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,588                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17215 77 Avenue   |
| Area        | Edmonton          |
| Subdivision | Callingwood North |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 0K1           |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Deck, Detectors Smoke, Vinyl Windows |
| Parking   | Double Garage Attached                                                    |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Mantel                                                           |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                    |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stucco, Vinyl                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 20th, 2025

Days on Market                7

Zoning                            Zone 20

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 August 27th, 2025 at 9:17am MDT