

Courtesy Of Greg J Babski Of RE/MAX Elite

## \$237,000 - 423 6703 172 Street, Edmonton

MLS® #E4420462

**\$237,000**

2 Bedroom, 2.00 Bathroom, 989 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Top floor in Wolf Willow Manor. Spectacular 55+ complex. 2 Bdrm/ 2 Bath. This bright & spacious suite boasts A/C, a gas fireplace open concept penthouse Well equipped kitchen with a large island and pantry, and a spacious dining room & family room which leads out to a generous sized balcony for relaxing & entertaining. Features a large master bedroom with a walk through closet and 4 pce. ensuite as well as a large 2nd bedroom, a 3 pce. main bath In-suite laundry/storage room. Upgraded with newer flooring, kitchen appliances and paint. Underground heated parking and a separate storage locker. This has various amenities such as recreational room, library, games room, exercise room, car wash bay in the underground parkade as well as a handyman workshop. Walking distance to YMCA, library, medical centers, restaurants, parks and shopping with easy access to all main freeways. Pet friendly building. Condo fee includes heat, water, cable & ext. maintenance. Quick possession available.



Built in 1999

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4420462  |
| Price  | \$237,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 989                    |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 423 6703 172 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6H9             |

### **Amenities**

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, Detectors Smoke |
| Parking   | Heated, Stall, Underground       |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Back Lane, Corner Lot, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 56                 |
| Zoning         | Zone 20            |
| Condo Fee      | \$521              |

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Listing information last updated on April 3rd, 2025 at 5:32pm MDT