

Courtesy Of Ryan T Gillen Of Lux Real Estate Inc

\$189,000 - 304 17003 67 Avenue, Edmonton

MLS® #E4426473

\$189,000

2 Bedroom, 2.00 Bathroom, 814 sqft
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Stylish, move-in ready, and in an unbeatable west Edmonton location! This beautifully designed 3rd-floor condo offers 2 spacious bedrooms and 2 full bathrooms, all within walking distance of top-notch amenities, shopping, parks, schools, and scenic walking trails. Boasting an open-concept layout, a charming electric fireplace, and the convenience of IN-SUITE LAUNDRY with extra storage. The generously sized second bedroom is perfect for guests or a home office, while the expansive primary suite includes a large closet and a private 4-piece ensuite. Step outside onto the west-facing balcony, ideal for enjoying your morning coffee or evening sunsets. Plus, with TITLED UNDERGROUND/HEATED PARKING, youâ€™ll never have to worry about winter weather. Situated in a well-managed, quiet, and clean complex just steps from a bus stop, this condo is an excellent choice for couples, families, students, or investors. Reasonable condo fee of \$435 which includes heat and water! Donâ€™t miss outâ€™welcome home!

Built in 2004

Essential Information

MLS® #	E4426473
Price	\$189,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	814
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	304 17003 67 Avenue
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6Y5

Amenities

Amenities	Deck, Parking-Visitor, Television Connection
Parking Spaces	1
Parking	Heated, Stall, Underground

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
Fireplaces	Insert
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Composition, Stone
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Composition, Stone
Foundation Concrete Perimeter

Additional Information

Date Listed March 19th, 2025

Days on Market 15

Zoning Zone 20

Condo Fee \$435

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 April 3rd, 2025 at 2:32am MDT