

\$185,000 - 314 6623 172 Street, Edmonton

MLS® #E4428156

\$185,000

1 Bedroom, 1.00 Bathroom, 812 sqft
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Top Floor Unit in Country Club Court (55+ building)! Great Opportunity with this large 1 bedroom, 1 bath unit offering vaulted ceilings & fabulous open concept. The kitchen is bright & airy with plenty of storage & counter space (including eat-up bar). There is newer laminate flooring (1 yr) throughout the unit along with new blinds. The bedroom is spacious featuring a walk-through closet to with access to the bathroom. The bathroom has access to the main living space as well and hosts a large tub/shower & updated flooring. Other great features of this unit are the large laundry/storage room, large balcony with gas BBQ hook up, in-floor heating system, titled underground parking stall with attached storage. This building offers so many great amenities such as social room with pool table, exercise room with sauna, workshop & carwash. Beautiful courtyard space for all to enjoy. Great location with all amenities very close. Other neighbour amenities include library, farmer's market and transit.

Built in 1998

Essential Information

| | |
|----------|-----------|
| MLS® # | E4428156 |
| Price | \$185,000 |
| Bedrooms | 1 |



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 812 |
| Acres | 0.00 |
| Year Built | 1998 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 314 6623 172 Street |
| Area | Edmonton |
| Subdivision | Callingwood South |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 6J2 |

Amenities

| | |
|----------------|--|
| Amenities | Car Wash, Deck, Detectors Smoke, Exercise Room, Hot Water Instant, Intercom, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Vaulted Ceiling, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1 |
| Parking | Heated, Underground |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | In Floor Heat System, Water |
| # of Stories | 3 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Picnic Area, Public Transportation, Schools, Shopping Nearby |

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 20 |
| Condo Fee | \$498 |

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Listing information last updated on April 3rd, 2025 at 2:47am MDT