

# **\$169,000 - 407 17011 67 Avenue, Edmonton**

MLS® #E4430406

**\$169,000**

2 Bedroom, 2.00 Bathroom, 877 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

2 bedroom, 2 bathroom apartment condo in Callingwood South. This nice size condo is perfect for anyone looking for a convenient west end apartment close to all amenities. Condo features a walk-through galley kitchen upon entry that leads to the living room with gas fireplace and patio door access to your private balcony. Primary bedroom is a good size and features a 4 piece ensuite. The second bedroom is also large and has a 3 piece bathroom just outside the door. Insuite laundry and titled underground parking as well. Condo fees include heat, water/sewer. Schedule A must accompany all offers.

Built in 2004

## **Essential Information**

MLS® #	E4430406
Price	\$169,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	877
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status Active

### Community Information

Address 407 17011 67 Avenue  
Area Edmonton  
Subdivision Callingwood South  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5T 4J5

### Amenities

Amenities No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows  
Parking Heated, Underground

### Interior

Interior Features ensuite bathroom  
Appliances See Remarks  
Heating Baseboard, Natural Gas  
Fireplace Yes  
Fireplaces Insert  
# of Stories 4  
Stories 1  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Composition, Stone  
Exterior Features Landscaped, Playground Nearby, Public Transportation, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Composition, Stone  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 11th, 2025  
Days on Market 16  
Zoning Zone 20  
Foreclosure Yes

Condo Fee                \$435

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Listing information last updated on April 27th, 2025 at 1:47am MDT