

\$182,500 - 304 17003 67 Avenue, Edmonton

MLS® #E4426473

\$182,500

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 \$182,500



| | |
|----------------|------------------------|
| 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 | 43 |
| 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 May 1st, 2025 at 7:32am MDT