

## \$138,800 - 7511 171 Street, Edmonton

MLS® #E4434347

**\$138,800**

1 Bedroom, 1.00 Bathroom, 590 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Immaculate and move-in ready, this bright 1-bedroom main floor condo shines with fresh paint, laminate wood flooring, updated lighting, and white kitchen cabinetry. Enjoy the comfort of in-suite laundry, in-suite storage, a newer dishwasher, and great condo fees. The south-facing covered balcony offers a sunny spot to relax, and youâ€™ll love the convenience of your own titled, heated underground parking stall plus visitor parking. Located in Edmontonâ€™s vibrant west end near the YMCA, grocery stores, and quick access to the Whitemud, this super clean unit is the perfect blend of comfort, location, and value.

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4434347          |
| Price          | \$138,800         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 590               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7511 171 Street   |
| Area        | Edmonton          |
| Subdivision | Callingwood North |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 6S7           |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, See Remarks |
| Parking Spaces | 1                                                                                             |
| Parking        | Underground                                                                                   |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                                                  |
| # of Stories | 5                                                                                       |
| Stories      | 5                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | None, No Basement                                                                       |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Flat Site, Golf Nearby, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 43            |
| Zoning         | Zone 20       |
| Condo Fee      | \$331         |

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 June 15th, 2025 at 5:02pm MDT