

## \$149,900 - 312 17011 67 Avenue, Edmonton

MLS® #E4440535

**\$149,900**

1 Bedroom, 1.00 Bathroom, 657 sqft

Condo / Townhouse on 0.00 Acres

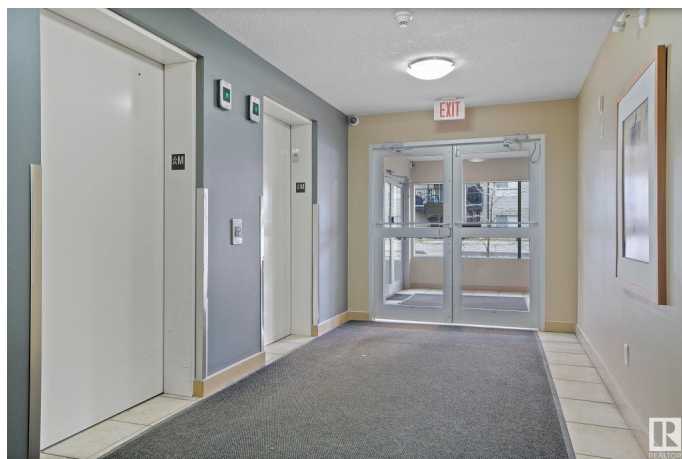
Callingwood South, Edmonton, AB

The open floor plan creates a spacious feel, complimented by a cozy natural gas fireplace. The kitchen offers plenty of countertop space, while the expansive private balcony adds convenience. The generous bedroom provides ample room. Bathroom has ample counter space and cabinetry. Step outside to a large north-facing balcony overlooking a quiet parking area. Enjoy in-suite laundry with reasonable storage, plus one titled underground parking space. The complex is easily accessible by bus and just minutes from West Edmonton Mall. Managed by Ayre and Oxford, it includes a full-time caretaker and covers heat and water/sewer in the condo fees.

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4440535          |
| Price          | \$149,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 657               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 312 17011 67 Avenue |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6Y6             |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Underground                     |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating      | Baseboard, Natural Gas                                                                             |
| Fireplace    | Yes                                                                                                |
| Fireplaces   | Glass Door                                                                                         |
| # of Stories | 4                                                                                                  |
| Stories      | 1                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | None, No Basement                                                                                  |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Public Transportation, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 80             |
| Zoning         | Zone 20        |

Condo Fee                \$344

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