

Courtesy Of Ryan T Gillen Of Lux Real Estate Inc

# \$189,000 - 304 17003 67 Avenue, Edmonton

MLS® #E4426473

**\$189,000**

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	\$189,000



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 21

Zoning Zone 20

Condo Fee \$435

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