\$189,000 - 404 17003 67 Avenue, Edmonton

MLS® #E4434518

\$189,000

2 Bedroom, 2.00 Bathroom, 812 sqft Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

TOP FLOOR UNIT! This beautifully maintained 2 Bedroom, 2 Bathroom condo offers 811 sq. ft. of smart, open-concept living in a prime West Edmonton location. Enjoy the privacy of a split-bedroom layoutâ€"perfect for roommates or guestsâ€"each with their own full bath. The modern kitchen features a peninsula island and overlooks the spacious living and dining areas, anchored by a cozy electric fireplace. Large patio doors lead to a private west-facing balcony; excellent for unwinding after work & cozy dinner under the sunset. Additional highlights include in-suite laundry, ceramic tile and carpet flooring, 6 clean appliances, and a heated underground parking stall; conveniently located next to the elevator!! Neutral tones throughout add warmth and brightness. Located near Whitemud and Anthony Henday, just steps from public transit, shopping, schools, and playgrounds. Whether you're a first-time buyer or investor, this condo is a smart choice! Why rent when you can own?

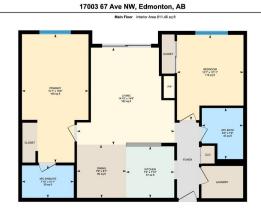


Essential Information

MLS® # E4434518 Price \$189,000

Bedrooms 2







Bathrooms 2.00

Full Baths 2

Square Footage 812

Acres 0.00 Year Built 2004

T 2001

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 404 17003 67 Avenue

Area Edmonton

Subdivision Callingwood South

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 6Y5

Amenities

Amenities No Animal Home, No Smoking Home, Parking-Visitor

Parking Heated, Parkade, Underground

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Baseboard, Natural Gas

Fireplace Yes

Fireplaces Glass Door

of Stories 4
Stories 4

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Brick, Hardie Board Siding

Exterior Features Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Hardie Board Siding

Foundation Concrete Perimeter

Additional Information

Date Listed May 5th, 2025

Days on Market 51

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 June 25th, 2025 at 5:02pm MDT