

\$194,900 - 414 17003 67 Avenue, Edmonton

MLS® #E4431699

\$194,900

2 Bedroom, 2.00 Bathroom, 807 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Opportunity knocks.. Welcome home to Somerset Callingwood South, where comfort and convenience go hand in hand. This SUPER functional TOP FLOOR 2bed/2bath is ready and waiting for you, w/loads of perks and at a price YOU can afford! Step inside and be greeted by tiled entry. Kitchen boasts white appliances & overlooks the main living/dining areas, which is PERFECT for entertaining! Dining space seats 4 comfortably and opens into great sized living room w/electric fireplace, balcony access & LOADS of natural light. Master bedroom has room to move + 4 pc ensuite bath and ample closet space. Second bedroom is on the opposite side of the unit, which ideal for rentals w/use of UPGRADED 3 pc bath. In suite laundry & storage complete the unit space. x2 TITLED UNDERGROUND STALLS + storage locker are the cherry on top for this fabulous complex. Close to Whitemud, WEM, golfing, public transit/swimming, parks & trails, library, schools.. and SO much more. See it today and don't delay!

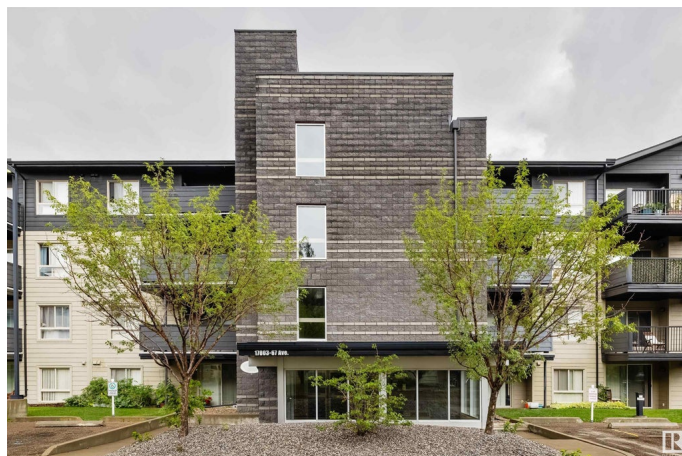
Built in 2004

Essential Information

MLS® # E4431699

Price \$194,900

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 807 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 414 17003 67 Avenue |
| Area | Edmonton |
| Subdivision | Callingwood South |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5R 6Y5 |

Amenities

| | |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor, Party Room, Security Door, Sprinkler System-Fire, Vinyl Windows, Storage Cage |
| Parking Spaces | 2 |
| Parking | Heated, Insulated, Stall, Underground |

Interior

| | |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Wall Mount |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|----------|----------------------------------|
| Exterior | Wood, Brick, Hardie Board Siding |
|----------|----------------------------------|

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Flat Site, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Hardie Board Siding |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 20 |
| Condo Fee | \$462 |

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 April 22nd, 2025 at 2:32pm MDT