

Courtesy Of Valerie P Faucon Of Liv Real Estate

## \$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?

Built in 2004

### Essential Information

MLS® # E4434518

Price \$189,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 812                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| 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 | 64            |
| 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 July 8th, 2025 at 4:47am MDT