

## \$239,900 - 123 6703 172 Street, Edmonton

MLS® #E4440611

**\$239,900**

2 Bedroom, 2.00 Bathroom, 978 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Located in a well-maintained 55+ complex in the Callingwood south area of Edmonton. open floor plan Kitchen with white cabinets, and island comfortable living and dining areas with gas fireplace in the living room and deck. 2 bedrooms with 2 full washrooms, ensuite laundry. The beautiful, adult only, building is full of amenities, such as a games room, exercise room, library, workshop and car wash. with underground parking. Close access to transportation, YMCA facility, shopping and quick access to freeways.

Built in 1999

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440611               |
| Price          | \$239,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 978                    |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 123 6703 172 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6H9             |

### **Amenities**

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Exercise Room, Social Rooms, Storage-In-Suite, Storage Cage |
| Parking Spaces | 1                                                                                      |
| Parking        | Heated, Parkade, Underground                                                           |

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Mantel                                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### **Exterior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                     |
| Exterior Features | Landscaped, Park/Reserve, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                 |
| Construction      | Wood, Stucco                                                     |
| Foundation        | Concrete Perimeter                                               |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 80             |
| Zoning         | Zone 20        |
| Condo Fee      | \$528          |

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