# \$154,999 - 312 17011 67 Avenue, Edmonton

MLS® #E4427023

#### \$154,999

1 Bedroom, 1.00 Bathroom, 657 sqft Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

The open floor plan creates a spacious feel, complimented by a cozy natural gas fireplace. The kitchen offers plenty of countertop space, while the expansive private balcony adds convenience. The generous bedroom provides ample room. Bathroom has ample counter space and cabinetry. Step outside to a large north-facing balcony overlooking a quiet parking area. Enjoy in-suite laundry with reasonable storage, plus one titled underground parking space. The complex is easily accessible by bus and just minutes from West Edmonton Mall. Managed by Ayre and Oxford, it includes a full-time caretaker and covers heat and water/sewer in the condo fees.



#### **Essential Information**

MLS® # E4427023 Price \$154,999

Bedrooms 1

Bathrooms 1.00

Full Baths 1

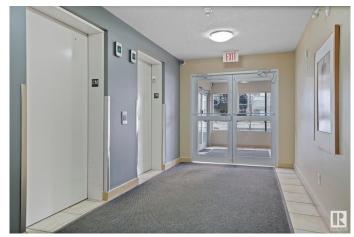
Square Footage 657

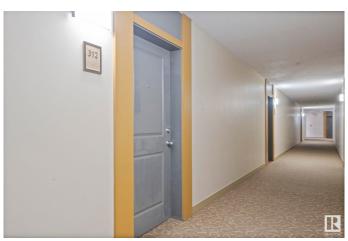
Acres 0.00

Year Built 2004

Type Condo / Townhouse







Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 312 17011 67 Avenue

Area Edmonton

Subdivision Callingwood South

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 6Y6

#### **Amenities**

Amenities No Animal Home, No Smoking Home

Parking Underground

#### Interior

Appliances Dishwasher-Built-In, Microwave Hood Fan, Stacked Washer/Dryer,

Stove-Electric, Curtains and Blinds

Heating Baseboard, Natural Gas

Fireplace Yes

Fireplaces Glass Door

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Public Transportation, Shopping Nearby, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 22nd, 2025

Days on Market 40

Zoning Zone 20

## Condo Fee \$344

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