

## \$149,900 - 202 7203 171 Street, Edmonton

MLS® #E4427915

**\$149,900**

2 Bedroom, 1.50 Bathroom, 901 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Step into this inviting and well-maintained condo in Royal Court of Callingwood! With 900 sq ft of thoughtfully designed space, this charming home blends comfort and practicality. Laminate and ceramic tile flooring complement the bright, contemporary palette. The functional kitchen features crisp white cabinetry and butcher-block style countertops. The spacious living area opens to an east-facing balcony, perfect for enjoying the morning sun and tree-lined views. Both bedrooms are generously sized, with the primary suite offering a walk-in closet and private 2-piece ensuite. A full 4-piece bath and second bedroom provide additional convenience. This pet-friendly building welcomes your furry companions! Enjoy the convenience of in-suite laundry and a \*\*versatile storage room\*\* currently set up as an office for added functionality. With a prime location near shopping, dining, schools, an off-leash park, and the river valley, this condo is an excellent opportunity!

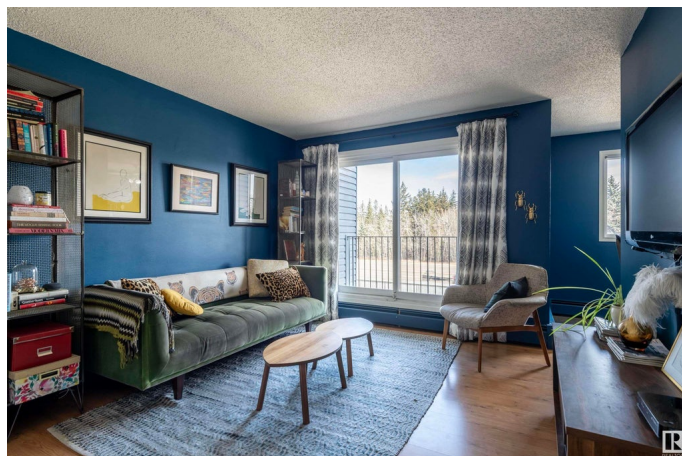
Built in 1978

### Essential Information

MLS® # E4427915

Price \$149,900

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	901
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	202 7203 171 Street
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2R1

### **Amenities**

Amenities	Storage-In-Suite
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Callingwood School
Middle	Hillcrest School
High	Jasper Place High School

**Additional Information**

Date Listed	March 28th, 2025
Days on Market	34
Zoning	Zone 20
Condo Fee	\$468

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