

Courtesy Of Brad Richardson Of MaxWell Progressive

# \$175,000 - 315 6703 172 Street, Edmonton

MLS® #E4428682

## \$175,000

1 Bedroom, 1.00 Bathroom, 702 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Located in the sought-after 55+ community, this third floor 1-bedroom, 1-bathroom condo offers a spacious and functional layout. The bright living and dining areas open onto an extra-large balcony, providing a great space to relax and enjoy the open surroundings. The kitchen features pristine white cabinetry, white appliances, and a pantry, offering plenty of storage and workspace. The generously sized bedroom includes a walk-through closet leading to the full bathroom. A large laundry room with additional storage space adds to the unit's practicality. The building offers great amenities including underground parking and is ideally situated near Callingwood Park, shopping, and major routes for easy commuting.

Built in 1999

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428682  |
| Price          | \$175,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 702       |
| Acres          | 0.00      |
| Year Built     | 1999      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 315 6703 172 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6H9             |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Car Wash, Deck, Detectors Smoke, Intercom, Party Room, Secured Parking, Security Door, Social Rooms, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Single Indoor, Stall, Underground   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplaces   | Corner, Mantel   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Corner Lot, Flat Site, Landscaped, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Clay Tile   |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 20         |
| Condo Fee      | \$382           |

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Listing information last updated on April 4th, 2025 at 11:47am MDT