

## \$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	28
Zoning	Zone 20
Condo Fee	\$382

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