

## \$149,900 - 312 17011 67 Avenue, Edmonton

MLS® #E4440535

**\$149,900**

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.

Built in 2004

### Essential Information

MLS® #	E4440535
Price	\$149,900
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	June 5th, 2025
Days on Market	71
Zoning	Zone 20

Condo Fee                \$344

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