

Courtesy Of Juliana M Salvador Of 2% Realty Pro

## \$144,900 - 303 7207 171 Street, Edmonton

MLS® #E4428225

**\$144,900**

2 Bedroom, 1.50 Bathroom, 903 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Fantastic investment opportunity with prime location on the TOP FLOOR! Whether you're looking for a rental or a quiet neighbourhood to settle in- Callingwood offers both convenience and community. Amenities like the YMCA, Lois Hole library, plenty of walking trails, k-12 schools and shopping plazas are only steps away. Commuting is easy being right off 170 ST and Whitemud with quick access to the Anthony Henday. This east facing unit floods with natural light featuring 2 bedrooms/1.5 baths with in-suite laundry, dishwasher, a private balcony, plenty of storage plus room for a separate living and dining space. The primary suite is spacious in size and is equipped with a walk in closet and a 2 piece ensuite. An additional bedroom and full bath completes this suite. Building upgrades include newer windows and patio doors, updated paint and flooring throughout the common areas. Lovely and well maintained property ready for a quick possession!

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428225  |
| Price     | \$144,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 903                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 303 7207 171 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood North   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 2R1             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Parking-Visitor, Patio, Vinyl Windows, See Remarks |
| Parking   | Stall  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 3   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 29th, 2025

Days on Market      11

Zoning                Zone 20

Condo Fee            \$433

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