

## \$175,000 - 421 17003 67 Avenue, Edmonton

MLS® #E4458897

**\$175,000**

2 Bedroom, 2.00 Bathroom, 877 sqft

Condo / Townhouse on 0.00 Acres

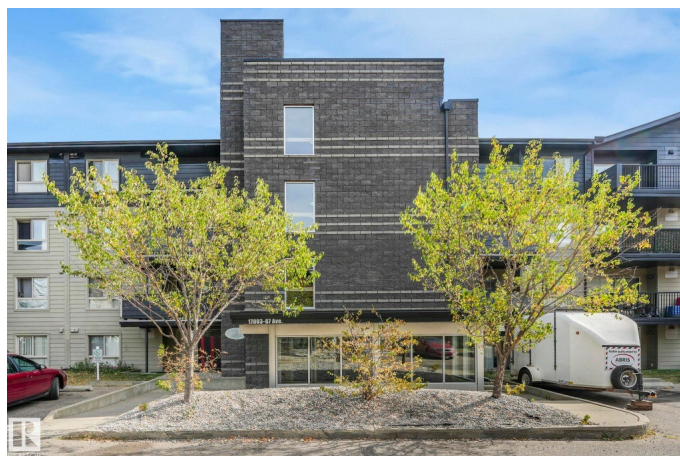
Callingwood South, Edmonton, AB

Beautiful top-floor condo in the heart of Callingwood, offering comfort, style, and unbeatable value. Bright and airy with large windows, a cozy gas fireplace, and an open-concept layout that flows onto a spacious, sun-soaked patio, perfect for morning coffee or relaxing evenings. The primary bedroom fits a king-sized bed and offers a peaceful retreat, while the second bedroom is ideal for a home office or guest room. Includes two full bathrooms and a functional kitchen with ample storage. Enjoy the convenience of quick access to major highways and being just 10 minutes from West Edmonton Mall. One heated underground parking stall adds year-round comfort. Ideal for first-time buyers or investors looking for space, light, and a prime west end location.

Built in 2004

### Essential Information

MLS® #	E4458897
Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	877
Acres	0.00
Year Built	2004



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

### Community Information

Address	421 17003 67 Avenue
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6Y5

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Sprinkler Sys-Underground, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Water
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Hardie Board Siding
Exterior Features	Flat Site, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Hardie Board Siding

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Callingwood/Lady Prairies  
Middle                              Hillcrest/H. E. Beriault  
High                                 Jasper Place/Oscar Romero

**Additional Information**

Date Listed                      September 22nd, 2025  
Zoning                              Zone 20  
Condo Fee                         \$435

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