

## \$135,000 - 304 7203 171 Street, Edmonton

MLS® #E4461842

**\$135,000**

2 Bedroom, 1.00 Bathroom, 900 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Located in west Edmonton with quick access to Whitemud and Anthony Henday. This 2 bedroom condo is perfect for an investor or first time homebuyer. This unit has a galley kitchen, which walks through to the dining room. The living room is spacious with access to the balcony, and plenty of light. There are two large bedrooms, as well as in suite storage and laundry. This home is a MUST SEE!

Built in 1978

### Essential Information

MLS® #	E4461842
Price	\$135,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	900
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 7203 171 Street
Area	Edmonton



Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2R1

### Amenities

Amenities	Detectors Smoke, Parking-Visitor, Security Door, Storage-In-Suite
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Water
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 9th, 2025
Days on Market	3
Zoning	Zone 20
Condo Fee	\$425

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