

## \$215,000 - 318 17109 67 Avenue, Edmonton

MLS® #E4452774

**\$215,000**

2 Bedroom, 2.00 Bathroom, 1,178 sqft

Condo / Townhouse on 0.00 Acres

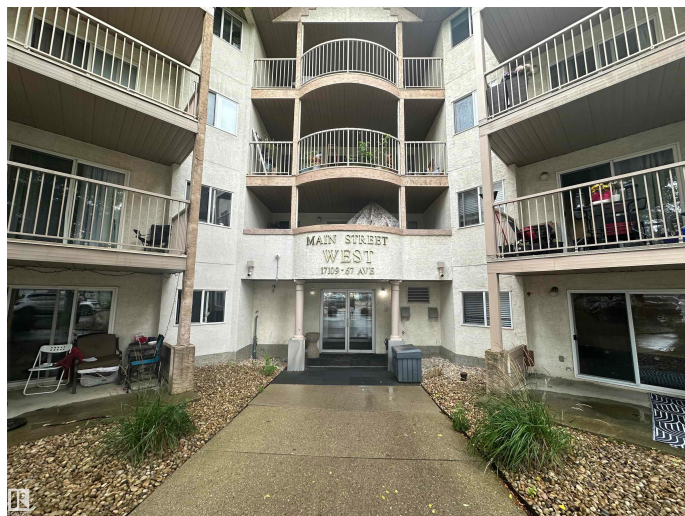
Callingwood South, Edmonton, AB

This unit comes with TWO 4-piece bathrooms and TWO large bedrooms. The unit has undergone fairly extensive refurbishment including upgrades on all countertops (the mosaic design for these was custom handmade), new piping under bathroom sinks, new sink faucets, and new paint on major surfaces. The balcony is corner situated and discrete. The building is conveniently located next to several shopping centres that host a number of grocery stores, registry services, a library, a YMCA, schools, a hospital, and of course the unit is also near the largest mall in Canada (roughly 30 minute walking distance or 5 minutes by car). The unit comes with one assigned parking. Condo fees include heat, water/sewer, garbage disposal, and exterior insurance. Units like this are rarely available and this one might be perfect for an investor, first time buyer, or someone looking to downsize. Light rail available from WEM and bus stop very nearby.

Built in 1995

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452774  |
| Price     | \$215,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,178                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 318 17109 67 Avenue |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6E6             |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Parking-Visitor, Security Door, Storage-In-Suite, See Remarks |
| Parking Spaces | 1                                                                                    |
| Parking        | Stall                                                                                |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Household Goods Included, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                                                     |
| # of Stories      | 4                                                                                                                                          |
| Stories           | 1                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | None, No Basement                                                                                                                          |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                |
| Exterior Features | Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 62                |
| Zoning         | Zone 20           |
| Condo Fee      | \$629             |

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Listing information last updated on October 14th, 2025 at 12:33pm MDT