

## \$194,900 - 414 17003 67 Avenue, Edmonton

MLS® #E4431699

**\$194,900**

2 Bedroom, 2.00 Bathroom, 807 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Opportunity knocks.. Welcome home to Somerset Callingwood South, where comfort and convenience go hand in hand. This SUPER functional TOP FLOOR 2bed/2bath is ready and waiting for you, w/loads of perks and at a price YOU can afford! Step inside and be greeted by tiled entry. Kitchen boasts white appliances & overlooks the main living/dining areas, which is PERFECT for entertaining! Dining space seats 4 comfortably and opens into great sized living room w/electric fireplace, balcony access & LOADS of natural light. Master bedroom has room to move + 4 pc ensuite bath and ample closet space. Second bedroom is on the opposite side of the unit, which ideal for rentals w/use of UPGRADED 3 pc bath. In suite laundry & storage complete the unit space. x2 TITLED UNDERGROUND STALLS + storage locker are the cherry on top for this fabulous complex. Close to Whitemud, WEM, golfing, public transit/swimming, parks & trails, library, schools.. and SO much more. See it today and don't delay!

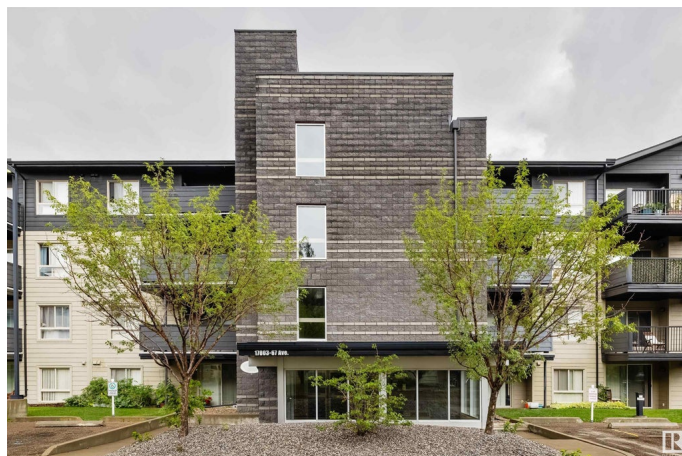
Built in 2004

### Essential Information

MLS® # E4431699

Price \$194,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	807
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	414 17003 67 Avenue
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 6Y5

### Amenities

Amenities	Detectors Smoke, Parking-Visitor, Party Room, Security Door, Sprinkler System-Fire, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Heated, Insulated, Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Brick, Hardie Board Siding
----------	----------------------------------

Exterior Features	Flat Site, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	12
Zoning	Zone 20
Condo Fee	\$462

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 5:17pm MDT