

# \$479,000 - 17215 77 Avenue, Edmonton

MLS® #E4453861

**\$479,000**

6 Bedroom, 3.50 Bathroom, 1,588 sqft

Single Family on 0.00 Acres

Callingwood North, Edmonton, AB

Welcome to this SPACIOUS 6 bedroom/3.5 bathroom family home in the heart of Callingwood, perfectly located near schools, parks, Jamie Platz YMCA, the library, a dog park, and endless GREEN SPACE. Situated on a HUGE LOT, this property offers a MASSIVE DRIVEWAY with RV PARKING, additional parking under the CARPORT, and a HUGE YARD with a big deck—ideal for family gatherings and entertaining. Inside, you™ll love the large kitchen, dining, and living spaces that provide comfort and flexibility for everyday living. The inviting upstairs living room features a cozy WOOD FIREPLACE, while A/C ensures year-round comfort. Bedrooms are generous in size, offering plenty of space for the whole family. With its unbeatable location, abundant parking, and functional layout, this home is a rare find in one of Edmonton™s most established communities.

Built in 1972

## Essential Information

MLS® #	E4453861
Price	\$479,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,588
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	17215 77 Avenue
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0K1

### Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Detectors Smoke, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 20th, 2025

Days on Market                1

Zoning                            Zone 20

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 August 21st, 2025 at 10:49am MDT