

# \$146,900 - 202 7203 171 Street, Edmonton

MLS® #E4427915

**\$146,900**

2 Bedroom, 1.50 Bathroom, 901 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Step into this inviting and well-maintained condo in Royal Court of Callingwood! With 900 sq ft of thoughtfully designed space, this charming home blends comfort and practicality. Laminate and ceramic tile flooring complement the bright, contemporary palette. The functional kitchen features crisp white cabinetry and butcher-block style countertops. The spacious living area opens to an east-facing balcony, perfect for enjoying the morning sun and tree-lined views. Both bedrooms are generously sized, with the primary suite offering a walk-in closet and private 2-piece ensuite. A full 4-piece bath and second bedroom provide additional convenience. This pet-friendly building welcomes your furry companions! Enjoy the convenience of in-suite laundry and a \*\*versatile storage room\*\* currently set up as an office for added functionality. With a prime location near shopping, dining, schools, an off-leash park, and the river valley, this condo is an excellent opportunity!

Built in 1978

## Essential Information

MLS® # E4427915

Price \$146,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 901                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 202 7203 171 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood North   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 2R1             |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | Storage-In-Suite |
| Parking   | Stall            |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 3  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Flat Site, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

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

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Callingwood School       |
| Middle     | Hillcrest School         |
| High       | Jasper Place High School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 20          |
| Condo Fee      | \$468            |

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