

Courtesy Of Brad Richardson Of MaxWell Progressive

## \$174,900 - 315 6703 172 Street, Edmonton

MLS® #E4428682

**\$174,900**

1 Bedroom, 1.00 Bathroom, 702 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Set in a well-maintained 55+ community, this third-floor 1-bedroom, 1-bathroom condo offers a bright and practical layout with everyday comfort in mind. The open living and dining areas lead to an extra-large balcony—perfect for enjoying quiet mornings or evening sunsets. The kitchen is clean and functional, featuring white cabinetry, matching appliances, and a pantry for added storage. The spacious bedroom includes a walk-through closet with direct access to the full bathroom. An in-suite laundry room with extra space for storage adds to the home's convenience. Residents enjoy underground parking and a location close to parks, shopping, and major roadways—ideal for simple, connected living.

Built in 1999

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4428682          |
| Price          | \$174,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 702               |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 315 6703 172 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6H9             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Car Wash, Deck, Detectors Smoke, Intercom, Party Room, Secured Parking, Security Door, Social Rooms, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Single Indoor, Stall, Underground   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplaces   | Corner, Mantel   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Corner Lot, Flat Site, Landscaped, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Clay Tile   |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 33      |
| Zoning         | Zone 20 |
| Condo Fee      | \$382   |

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Listing information last updated on May 5th, 2025 at 9:02am MDT