

## \$274,900 - 105 17703 64 Avenue, Edmonton

MLS® #E4429971

**\$274,900**

2 Bedroom, 2.00 Bathroom, 1,160 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to adult living in Callingwood Village—an exceptional 55+ community! This fantastic bungalow-style half-duplex backs onto greenspace—no busy roads, just privacy, and peace from your 3-season heated sunroom. With 1,160 sq. ft. of bright, open-concept living, you'll love the vaulted ceilings, functional kitchen, sunny living and dining areas, and central A/C for year-round comfort. The main floor features 2 very spacious bedrooms, a 3-piece renovated bathroom with spa shower, main floor laundry, and an attached single garage with an accessible ramp). Downstairs offers a cozy den, a renovated full bathroom, a workshop space, and plenty of storage. Tucked into a quiet cul-de-sac, just steps from Callingwood Shopping Centre, this well-managed complex handles snow removal, and lawn care, and offers extra visitor parking. Enjoy the freedom of low-maintenance living in a welcoming, peaceful setting—this is the 55+ lifestyle you've been waiting for!

Built in 1988

### Essential Information

MLS® # E4429971

Price \$274,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,160
Acres	0.00
Year Built	1988
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	105 17703 64 Avenue
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5R8

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, No Through Road, Picnic Area, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 10th, 2025  
Days on Market                26  
Zoning                              Zone 20  
Condo Fee                        \$411

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