

## \$210,000 - 205 6703 172 Street, Edmonton

MLS® #E4430922

**\$210,000**

2 Bedroom, 2.00 Bathroom, 994 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Nestled in the tranquil community of Collingwood, this extremely well-maintained Adult Living condo is a rare find. It features 2 spacious bedrooms and 2 bathrooms, with the master suite boasting double closets and a luxurious 4-piece ensuite bathroom. The west-facing balcony invites you to relax and soak in the sunset, while the cozy gas fireplace adds warmth and charm. Convenience abounds with in-suite laundry, generous storage both in the unit and the heated underground parkade, and a dedicated parking stall. Residents will appreciate the secure building and excellent amenities, including a social room, exercise room, and car wash station. Ideally located, this property is close to shopping, the YMCA, restaurants, medical clinics, and parks, with easy access to public transit and the Whitemud Freeway for easy commuting. Great opportunity to own this exceptional condo in a prime location!

Built in 1999

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430922  |
| Price      | \$210,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 994                    |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 205 6703 172 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6H9             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Car Wash, Exercise Room, No Animal Home, No Smoking Home, Social Rooms, Storage-In-Suite, Storage Cage |
| Parking   | Heated, Stall, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door, Mantel, Tile Surround   |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 20          |
| Condo Fee      | \$528            |

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Listing information last updated on May 3rd, 2025 at 12:47pm MDT