

## \$178,800 - 309 7511 171 Street, Edmonton

MLS® #E4436643

**\$178,800**

2 Bedroom, 2.00 Bathroom, 763 sqft

Condo / Townhouse on 0.00 Acres

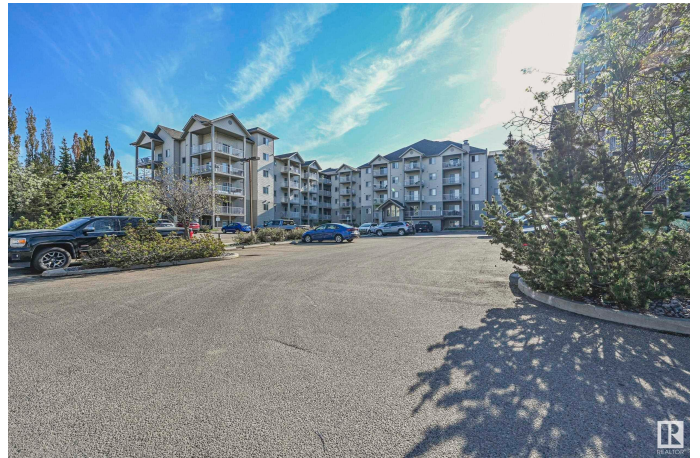
Callingwood North, Edmonton, AB

This WELL KEPT 2 bedroom with 2 full bath condo unit located in the neighbourhood of CALLINGWOOD. Quiet CUL-DE-SAC. Features OPEN kitchen concept looking over LIVING room and DINING area. Master bedroom has WALK THROUGH closet and 4 piece en-suite. Also there is a good sized second bedroom and another 4 piece full bath as well. Brand new painting throughout the unit and all cabinets as well. It comes with in-suite laundry and a storage room. One underground parking with CAR-WASH service. Walking distance to PUBLIC TRANSIT, SCHOOLS. Close to SHOPPING, YMCA and all amenities. Easy access to ANTHONY HENDAY and WHITEMUD freeway.

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4436643          |
| Price          | \$178,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 763               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 309 7511 171 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood North   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6S7             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Car Wash, Detectors Smoke, Intercom, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking   | Heated, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 20        |

Condo Fee                    \$426

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 June 16th, 2025 at 1:47pm MDT