

## \$179,900 - 408 17109 67 Avenue, Edmonton

MLS® #E4455678

**\$179,900**

2 Bedroom, 2.00 Bathroom, 806 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Spacious Top Floor Condo in Mainstreet West!

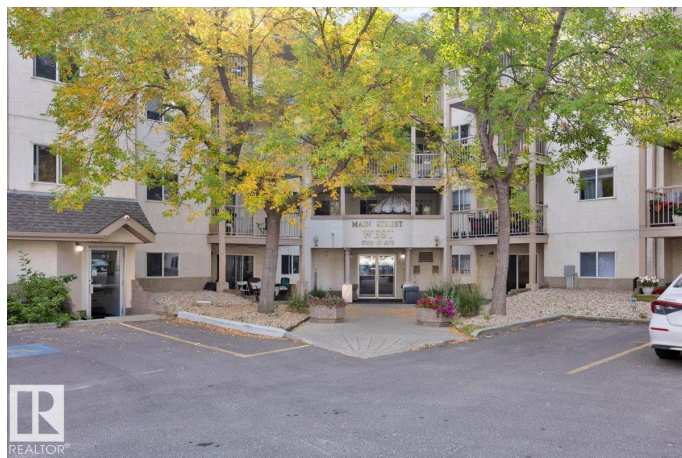
This 2 bedroom, 2 bathroom unit features fresh paint and laminate flooring throughout. The large living room flows into a generous dinette and galley kitchen. The primary suite offers a walk-through closet and 4-piece ensuite. Enjoy the convenience of in-suite laundry with extra storage. Excellent location with quick access to the Henday and Whitemud. Perfect for first-time buyers or investors!

Built in 1995

### Essential Information

|                |                       |
|----------------|-----------------------|
| MLS® #         | E4455678              |
| Price          | \$179,900             |
| Bedrooms       | 2                     |
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 806                   |
| Acres          | 0.00                  |
| Year Built     | 1995                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 408 17109 67 Avenue |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6E6             |

### **Amenities**

|           |                |
|-----------|----------------|
| Amenities | No Animal Home |
| Parking   | Stall          |

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                           |
| # of Stories      | 4                                                                |
| Stories           | 4                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### **Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stucco                                                       |
| Foundation        | Concrete Perimeter                                                 |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 16                  |
| Zoning         | Zone 20             |
| Condo Fee      | \$444               |

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Listing information last updated on September 18th, 2025 at 9:02pm MDT