

Courtesy Of Steve W Leddy Of RE/MAX Elite

# \$194,900 - 414 17003 67 Avenue, Edmonton

MLS® #E4431699

**\$194,900**

2 Bedroom, 2.00 Bathroom, 807 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Opportunity knocks.. Welcome home to Somerset Callingwood South, where comfort and convenience go hand in hand. This SUPER functional TOP FLOOR 2bed/2bath is ready and waiting for you, w/loads of perks and at a price YOU can afford! Step inside and be greeted by tiled entry. Kitchen boasts white appliances & overlooks the main living/dining areas, which is PERFECT for entertaining! Dining space seats 4 comfortably and opens into great sized living room w/electric fireplace, balcony access & LOADS of natural light. Master bedroom has room to move + 4 pc ensuite bath and ample closet space. Second bedroom is on the opposite side of the unit, which ideal for rentals w/use of UPGRADED 3 pc bath. In suite laundry & storage complete the unit space. x2 TITLED UNDERGROUND STALLS + storage locker are the cherry on top for this fabulous complex. Close to Whitemud, WEM, golfing, public transit/swimming, parks & trails, library, schools.. and SO much more. See it today and don't delay!

Built in 2004

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4431699  |
| Price    | \$194,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 807                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 414 17003 67 Avenue |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5R 6Y5             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Parking-Visitor, Party Room, Security Door, Sprinkler System-Fire, Vinyl Windows, Storage Cage |
| Parking Spaces | 2   |
| Parking        | Heated, Insulated, Stall, Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Wall Mount   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|          |                                  |
|----------|----------------------------------|
| Exterior | Wood, Brick, Hardie Board Siding |
|----------|----------------------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Flat Site, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Hardie Board Siding  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 20          |
| Condo Fee      | \$462            |

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Listing information last updated on April 24th, 2025 at 4:18pm MDT