

## \$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                21  
Zoning                              Zone 20  
Condo Fee                        \$411

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