

## **\$324,900 - 17024 67 Avenue, Edmonton**

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MLS® #E4435990

**\$324,900**

3 Bedroom, 1.50 Bathroom, 1,214 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Lexington Greens welcomes you! This 3 bedroom, 2 bath townhouse is located in the west end community of Callingwood. This home has been tastefully updated through the years and pride of ownership is evident. Warm hardwood and a gas fireplace make this main floor living room ideal for gatherings. Nice separation leads you up the stairs to your kitchen and dining area. Take your open riser staircase to the next floor and you will find your primary suite with a well appointed ensuite, 2 additional bedrooms round out the top floor. This unit has an attached garage and PLENTY of storage in the basement area. You have a private deck area off your living room that is ideal for lounging on. This is a well run complex with very close proximity to several schools, WEM, parks, and the river valley is only a few minutes drive. One the finest units to come to market in this complex.



Built in 1976

### **Essential Information**

MLS® #	E4435990
Price	\$324,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1

Square Footage	1,214
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	17024 67 Avenue
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1Y8

### Amenities

Amenities	Ceiling 10 ft., Parking-Visitor
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	1
Zoning	Zone 20
Condo Fee	\$386

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