

# \$189,000 - 17011 67 Avenue, Edmonton

MLS® #E4439999

**\$189,000**

2 Bedroom, 2.00 Bathroom, 806 sqft  
Condo / Townhouse on 0.00 Acres

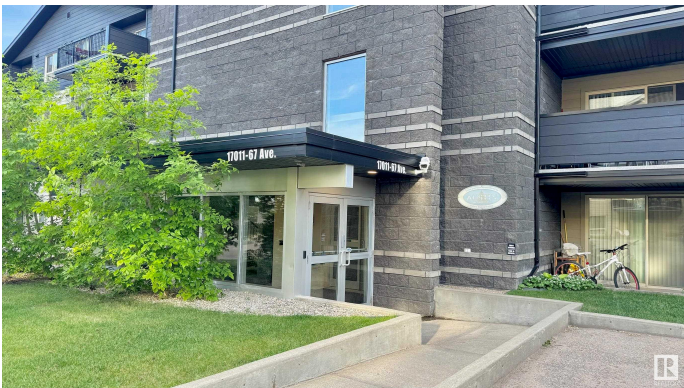
Callingwood South, Edmonton, AB

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo in the heart of West Edmonton! Perfectly located near all major amenities. This beautifully maintained unit offers an open concept layout equipped with a fireplace and a primary bedroom that features a walk-through closet and a full en-suite. This unit also includes in-suite laundry, and a heated underground parking stall for extra convenience. Enjoy easy access to transit, and West Edmonton Mall, parks, schools, and major roadways. Whether you're a first-time buyer, downsizer, or investor, this home is a must-see!

Built in 2004

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4439999               |
| Price          | \$189,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 806                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17011 67 Avenue   |
| Area        | Edmonton          |
| Subdivision | Callingwood South |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 6Y6           |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor, Patio |
| Parking   | Underground                             |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating           | Baseboard, Natural Gas                                                                                           |
| # of Stories      | 4                                                                                                                |
| Stories           | 1                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | None, No Basement                                                                                                |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 20        |
| Condo Fee      | \$435          |

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Listing information last updated on June 15th, 2025 at 11:17pm MDT