

Courtesy Of Juliana M Salvador Of 2% Realty Pro

## \$144,900 - 303 7207 171 Street, Edmonton

MLS® #E4428225

**\$144,900**

2 Bedroom, 1.50 Bathroom, 903 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Fantastic investment opportunity with prime location on the TOP FLOOR! Whether you're looking for a rental or a quiet neighbourhood to settle in- Callingwood offers both convenience and community. Amenities like the YMCA, Lois Hole library, plenty of walking trails, k-12 schools and shopping plazas are only steps away. Commuting is easy being right off 170 ST and Whitemud with quick access to the Anthony Henday. This east facing unit floods with natural light featuring 2 bedrooms/1.5 baths with in-suite laundry, dishwasher, a private balcony, plenty of storage plus room for a separate living and dining space. The primary suite is spacious in size and is equipped with a walk in closet and a 2 piece ensuite. An additional bedroom and full bath completes this suite. Building upgrades include newer windows and patio doors, updated paint and flooring throughout the common areas. Lovely and well maintained property ready for a quick possession!

Built in 1978

### Essential Information

MLS® #	E4428225
Price	\$144,900
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	903
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	303 7207 171 Street
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 2R1

### **Amenities**

Amenities	Parking-Visitor, Patio, Vinyl Windows, See Remarks
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            March 29th, 2025

Days on Market      5

Zoning                 Zone 20

Condo Fee             \$433

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Listing information last updated on April 3rd, 2025 at 6:32pm MDT