

## \$178,800 - 309 7511 171 Street, Edmonton

MLS® #E4436643

**\$178,800**

2 Bedroom, 2.00 Bathroom, 763 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

This WELL KEPT 2 bedroom with 2 full bath condo unit located in the neighbourhood of CALLINGWOOD. Quiet CUL-DE-SAC. Features OPEN kitchen concept looking over LIVING room and DINING area. Master bedroom has WALK THROUGH closet and 4 piece en-suite. Also there is a good sized second bedroom and another 4 piece full bath as well. Brand new painting throughout the unit and all cabinets as well. It comes with in-suite laundry and a storage room. One underground parking with CAR-WASH service. Walking distance to PUBLIC TRANSIT, SCHOOLS. Close to SHOPPING, YMCA and all amenities. Easy access to ANTHONY HENDAY and WHITEMUD freeway.

Built in 2004

### Essential Information

MLS® #	E4436643
Price	\$178,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	763
Acres	0.00
Year Built	2004
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	309 7511 171 Street
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6S7

### Amenities

Amenities	Car Wash, Detectors Smoke, Intercom, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
Days on Market	34
Zoning	Zone 20

Condo Fee                      \$426

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Listing information last updated on June 18th, 2025 at 5:02pm MDT