

Courtesy Of Brad Richardson Of MaxWell Progressive

## \$174,900 - 315 6703 172 Street, Edmonton

MLS® #E4428682

### \$174,900

1 Bedroom, 1.00 Bathroom, 702 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Set in a well-maintained 55+ community, this third-floor 1-bedroom, 1-bathroom condo offers a bright and practical layout with everyday comfort in mind. The open living and dining areas lead to an extra-large balcony—perfect for enjoying quiet mornings or evening sunsets. The kitchen is clean and functional, featuring white cabinetry, matching appliances, and a pantry for added storage. The spacious bedroom includes a walk-through closet with direct access to the full bathroom. An in-suite laundry room with extra space for storage adds to the home's convenience. Residents enjoy underground parking and a location close to parks, shopping, and major roadways—ideal for simple, connected living.

Built in 1999

### Essential Information

MLS® #	E4428682
Price	\$174,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	702
Acres	0.00
Year Built	1999
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	315 6703 172 Street
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6H9

### Amenities

Amenities	Air Conditioner, Car Wash, Deck, Detectors Smoke, Intercom, Party Room, Secured Parking, Security Door, Social Rooms, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Single Indoor, Stall, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner, Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Corner Lot, Flat Site, Landscaped, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Clay Tile
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 2nd, 2025
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Days on Market	31
Zoning	Zone 20
Condo Fee	\$382

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Listing information last updated on May 3rd, 2025 at 11:32am MDT