

## **\$139,900 - 205 7511 171 Street, Edmonton**

MLS® #E4458766

**\$139,900**

1 Bedroom, 1.00 Bathroom, 580 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Incredibly maintained and immaculately clean! This wonderful CUTE as a button one bedroom apartment is perfect for the young professional, or investor. The property is located minutes from the whitemud and west edmonton mall, Callingwood Square Shopping and Jamie Platz YMCA. The building is welcoming with air conditioning in the common areas and plenty of visitor parking and elevator access to all floors and parking. An open floor plan for the apartment that allows for barrier free movement, room for a small bistro table, and a larger living room leading to a south facing patio. The bedroom is large and can accommodate a larger bed and bedroom furniture. The four piece bathroom is easily accessible if you have mobility concerns and the stackable washer and dryer is conveniently located in the bathroom. There is plenty of storage in the apartment, the unit comes with a south facing patio. There is one title underground parking stall. Low condo fees and a well run building make this an investors dream!

Built in 2004

### **Essential Information**

MLS® # E4458766

Price \$139,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 580                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 205 7511 171 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood North   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6S7             |

### Amenities

|           |                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Security Door |
| Parking   | Underground                                                                                                                                      |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In,      Oven-Microwave,      Refrigerator,      Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                                                                 |
| # of Stories | 5                                                                                                      |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                          |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 18                   |
| Zoning         | Zone 20              |
| Condo Fee      | \$331                |

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Listing information last updated on October 7th, 2025 at 3:02am MDT