

## \$328,800 - 17034 67 Avenue, Edmonton

MLS® #E4459445

**\$328,800**

3 Bedroom, 1.50 Bathroom, 1,352 sqft

Condo / Townhouse on 0.00 Acres

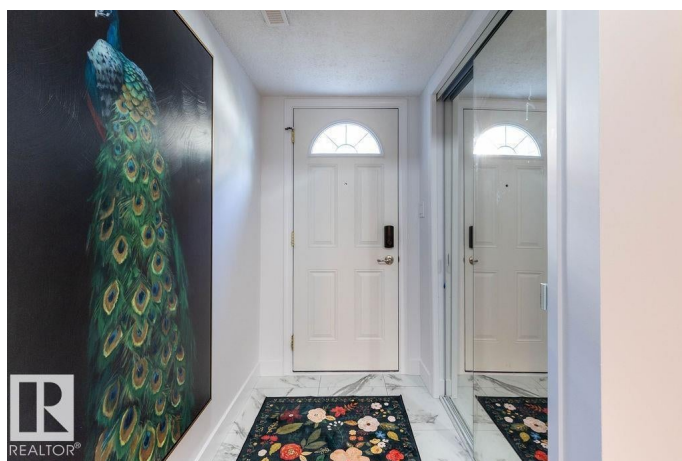
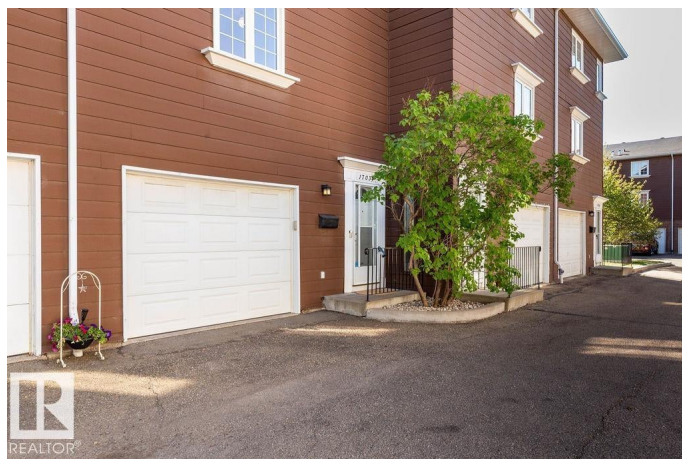
Callingwood South, Edmonton, AB

Welcome to Lexington Greens! This renovated 1350 sq ft townhouse with an attached single garage offers modern comfort and style. Updates include bathrooms, kitchen with gas stove, luxury vinyl plank and hardwood floors, lighting, and appliances. Enjoy year-round comfort with a hi-efficiency furnace, central A/C, and a cozy gas fireplace in the living room. Step out the patio doors to a private outdoor area perfect for relaxing. The basement features a laundry room, extra storage, and flexible space currently used as a gym. This well-managed complex has a great community feel and unbeatable convenience—just minutes to Callingwood shopping, WEM, and quick Whitemud access. Outdoor tandem stall as well just steps away from the front door. Walk to schools too! Move-in ready and waiting for you!

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459445  |
| Price          | \$328,800 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,352     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1976              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17034 67 Avenue   |
| Area        | Edmonton          |
| Subdivision | Callingwood South |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 1Y9           |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 3                                                                                                |
| Parking        | Single Garage Attached, Tandem, See Remarks                                                      |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace    | Yes                                                                                                                         |
| Fireplaces   | Insert                                                                                                                      |
| Stories      | 2                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Partial, Unfinished                                                                                                         |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                             |
| Exterior Features | Golf Nearby, Landscaped, No Back Lane, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Brick                                                                                             |
| Foundation        | Concrete Perimeter                                                                                      |

**School Information**

|            |              |
|------------|--------------|
| Elementary | Callingwood  |
| Middle     | Hillcrest    |
| High       | Jasper Place |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 12                   |
| Zoning         | Zone 20              |
| Condo Fee      | \$386                |

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Listing information last updated on October 7th, 2025 at 5:17am MDT