

Courtesy Of Greg J Babski Of RE/MAX Elite

\$237,000 - 423 6703 172 Street, Edmonton

MLS® #E4420462

\$237,000

2 Bedroom, 2.00 Bathroom, 989 sqft
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Top floor in Wolf Willow Manor. Spectacular 55+ complex. 2 Bdrm/ 2 Bath. This bright & spacious suite boasts A/C, a gas fireplace open concept penthouse Well equipped kitchen with a large island and pantry, and a spacious dining room & family room which leads out to a generous sized balcony for relaxing & entertaining. Features a large master bedroom with a walk through closet and 4 pce. ensuite as well as a large 2nd bedroom, a 3 pce. main bath In-suite laundry/storage room. Upgraded with newer flooring, kitchen appliances and paint. Underground heated parking and a separate storage locker. This has various amenities such as recreational room, library, games room, exercise room, car wash bay in the underground parkade as well as a handyman workshop. Walking distance to YMCA, library, medical centers, restaurants, parks and shopping with easy access to all main freeways. Pet friendly building. Condo fee includes heat, water, cable & ext. maintenance. Quick possession available.



Built in 1999

Essential Information

MLS® #	E4420462
Price	\$237,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	989
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	423 6703 172 Street
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6H9

Amenities

Amenities	Air Conditioner, Detectors Smoke
Parking	Heated, Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Corner Lot, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 6th, 2025
Days on Market	35
Zoning	Zone 20
Condo Fee	\$521

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 13th, 2025 at 3:02pm MDT