

# **\$154,500 - 412 17011 67 Avenue, Edmonton**

MLS® #E4448112

**\$154,500**

1 Bedroom, 1.00 Bathroom, 694 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Build Your Legacy! Located in The Somerset in Callingwood, this no pet, 600+ square foot, top floor & south facing unit has an open floor plan, one bedroom and one full bathroom, one heated underground parking stall and a spacious balcony. Sleep soundly with no one walking above you! This building has extensive outdoor guest parking, and even greater underground heated parking with titled parking stalls. Very close to all amenities including the Callingwood Shopping Plaza, Jamie Platz YMCA, Whitemud & Anthony Henday.

Built in 2004

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448112               |
| Price          | \$154,500              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 694                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## **Community Information**



|             |                     |
|-------------|---------------------|
| Address     | 412 17011 67 Avenue |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6Y6             |

### Amenities

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows |
| Parking   | Parkade, Underground                                                                      |

### Interior

|              |                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Water                                                                                                             |
| Fireplace    | Yes                                                                                                                          |
| Fireplaces   | Tile Surround                                                                                                                |
| # of Stories | 4                                                                                                                            |
| Stories      | 1                                                                                                                            |
| Has Basement | Yes                                                                                                                          |
| Basement     | None, No Basement                                                                                                            |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Hardie Board Siding                                   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Brick, Hardie Board Siding                                   |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 50              |
| Zoning         | Zone 20         |
| Condo Fee      | \$344           |

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