# \$149,900 - 202 7203 171 Street, Edmonton

MLS® #E4427915

#### \$149,900

2 Bedroom, 1.50 Bathroom, 901 sqft Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Step into this inviting and well-maintained condo in Royal Court of Callingwood! With 900 sq ft of thoughtfully designed space, this charming home blends comfort and practicality. Laminate and ceramic tile flooring complement the bright, contemporary palette. The functional kitchen features crisp white cabinetry and butcher-block style countertops. The spacious living area opens to an east-facing balcony, perfect for enjoying the morning sun and tree-lined views. Both bedrooms are generously sized, with the primary suite offering a walk-in closet and private 2-piece ensuite. A full 4-piece bath and second bedroom provide additional convenience. This pet-friendly building welcomes your furry companions! Enjoy the convenience of in-suite laundry and a \*\*versatile storage roomâ€"currently set up as an officeâ€"\*\*for added functionality. With a prime location near shopping, dining, schools, an off-leash park, and the river valley, this condo is an excellent opportunity!

Built in 1978

## **Essential Information**

MLS® # E4427915 Price \$149,900

Bedrooms 2







Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 901

Acres 0.00

Year Built 1978

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 202 7203 171 Street

Area Edmonton

Subdivision Callingwood North

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 2R1

#### **Amenities**

Amenities Storage-In-Suite

Parking Stall

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator,

Stacked Washer/Dryer, Stove-Electric

Heating Hot Water, Natural Gas

# of Stories 3
Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Flat Site, Landscaped, Paved Lane, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

### **School Information**

Elementary Callingwood School

Middle Hillcrest School

High Jasper Place High School

#### **Additional Information**

Date Listed March 28th, 2025

Days on Market 6

Zoning Zone 20

Condo Fee \$468

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