

## \$210,000 - 203 6703 172 Street, Edmonton

MLS® #E4416174

**\$210,000**

2 Bedroom, 2.00 Bathroom, 1,027 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Located on the second floor in Wolf Willow Manor, a 55+ complex. The unit has two good sized bedrooms and two bathrooms. The kitchen opens to a dining/living area with a corner fireplace. The unit comes with all the appliances, window coverings, and has an in-suite laundry. The balcony is west facing and includes gas hook up for barbecue. The unit also has an assigned underground parking stall with storage cage. The complex offers an exercise room, games room, social room and carwash. Bus transportation is steps from the main entrance and future WEM LRT station. Condo fees include heat and water.

Built in 1999

### Essential Information

MLS® #	E4416174
Price	\$210,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



StatusActive

Community Information

Address203 6703 172 Street  
AreaEdmonton  
SubdivisionCallingwood South  
CityEdmonton  
CountyALBERTA  
ProvinceAB  
Postal CodeT5T 6H9

Amenities

AmenitiesCar Wash, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Social Rooms, Storage-In-Suite, Storage-Locker Room  
ParkingParkade, Single Indoor, Underground

Interior

Interior Featuresensuite bathroom  
AppliancesDishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings  
HeatingForced Air-1, Natural Gas  
FireplaceYes  
FireplacesGlass Door, Insert, Tile Surround  
# of Stories4  
Stories4  
Has BasementYes  
BasementNone, No Basement

Exterior

ExteriorWood, Brick, Stucco  
Exterior FeaturesFlat Site, Landscaped, Park/Reserve, Public Swimming Pool, Public Transportation, Shopping Nearby  
RoofClay Tile  
ConstructionWood, Brick, Stucco  
FoundationConcrete Perimeter

Additional Information

Date ListedDecember 16th, 2024  
Days on Market123  
ZoningZone 20

Condo Fee                    \$549

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