

## \$175,000 - 421 17003 67 Avenue, Edmonton

MLS® #E4458897

**\$175,000**

2 Bedroom, 2.00 Bathroom, 877 sqft  
Condo / Townhouse on 0.00 Acres

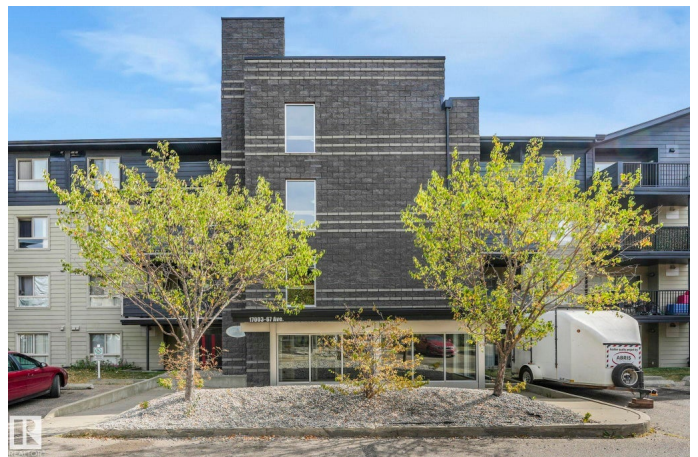
Callingwood South, Edmonton, AB

Beautiful top-floor condo in the heart of Callingwood, offering comfort, style, and unbeatable value. Bright and airy with large windows, a cozy gas fireplace, and an open-concept layout that flows onto a spacious, sun-soaked patio, perfect for morning coffee or relaxing evenings. The primary bedroom fits a king-sized bed and offers a peaceful retreat, while the second bedroom is ideal for a home office or guest room. Includes two full bathrooms and a functional kitchen with ample storage. Enjoy the convenience of quick access to major highways and being just 10 minutes from West Edmonton Mall. One heated underground parking stall adds year-round comfort. Ideal for first-time buyers or investors looking for space, light, and a prime west end location.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458897  |
| Price          | \$175,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 877       |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 421 17003 67 Avenue |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6Y5             |

### Amenities

|                |                                                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Sprinkler Sys-Underground, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1                                                                                                                                                                          |
| Parking        | Heated, Stall, Underground                                                                                                                                                 |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Water                                                                                                |
| Fireplace         | Yes                                                                                                             |
| Fireplaces        | Mantel                                                                                                          |
| # of Stories      | 4                                                                                                               |
| Stories           | 1                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | None, No Basement                                                                                               |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Hardie Board Siding                                                                                        |
| Exterior Features | Flat Site, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Brick, Hardie Board Siding                                                                                        |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Callingwood/Lady Prairies  
Middle                              Hillcrest/H. E. Beriault  
High                                 Jasper Place/Oscar Romero

**Additional Information**

Date Listed                      September 22nd, 2025  
Days on Market                1  
Zoning                              Zone 20  
Condo Fee                        \$435

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Listing information last updated on September 23rd, 2025 at 1:47am MDT