

Courtesy Of Brad Richardson Of MaxWell Progressive

\$174,900 - 315 6703 172 Street, Edmonton

MLS® #E4428682

\$174,900

1 Bedroom, 1.00 Bathroom, 702 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Set in a well-maintained 55+ community, this third-floor 1-bedroom, 1-bathroom condo offers a bright and practical layout with everyday comfort in mind. The open living and dining areas lead to an extra-large balcony—perfect for enjoying quiet mornings or evening sunsets. The kitchen is clean and functional, featuring white cabinetry, matching appliances, and a pantry for added storage. The spacious bedroom includes a walk-through closet with direct access to the full bathroom. An in-suite laundry room with extra space for storage adds to the home's convenience. Residents enjoy underground parking and a location close to parks, shopping, and major roadways—ideal for simple, connected living.

Built in 1999

Essential Information

MLS® #	E4428682
Price	\$174,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	702
Acres	0.00
Year Built	1999
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	315 6703 172 Street
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6H9

Amenities

Amenities	Air Conditioner, Car Wash, Deck, Detectors Smoke, Intercom, Party Room, Secured Parking, Security Door, Social Rooms, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Single Indoor, Stall, Underground

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner, Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Corner Lot, Flat Site, Landscaped, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Clay Tile
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 2nd, 2025
-------------	-----------------

Days on Market	31
Zoning	Zone 20
Condo Fee	\$382

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 May 3rd, 2025 at 1:02pm MDT