

## \$290,000 - 318 17109 67 Avenue, Edmonton

MLS® #E4452774

**\$290,000**

2 Bedroom, 2.00 Bathroom, 1,178 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

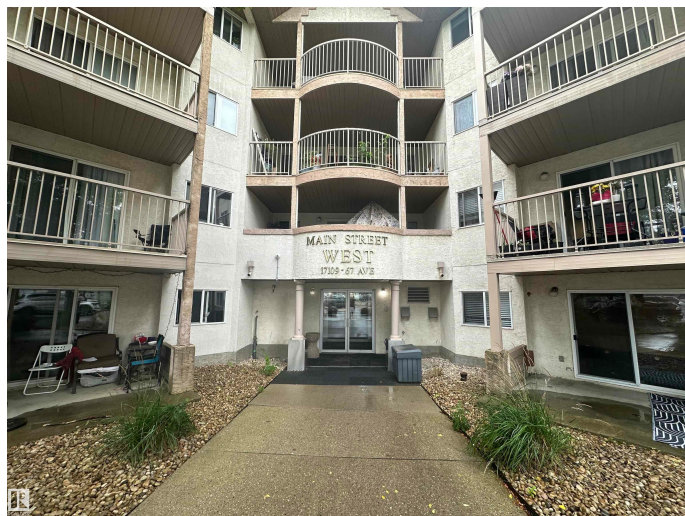
**INVESTOR ALERT!** This unit comes equipped with TWO 4-piece bathrooms and TWO large bedrooms (one of the bedrooms has an ensuite that has undergone significant transformation!). The unit has undergone fairly extensive overall renovations including upgrades on all countertops (the mosaic design for these was handcrafted). The building is conveniently located next to several shopping centres that host a number of grocery stores, registry services, a library, a YMCA, schools, a hospital, and of course the unit is also nearby to the largest mall in Canada (roughly 30 minute walking distance or 5 minutes by car). The unit comes with one assigned parking. Condo fees include heat, water/sewer, garbage disposal, and exterior insurance. Units like this are very rarely available and estimated rent per month is between \$1800-\$2200 based on listings at the time this listing was posted. The numbers make good financial sense for the savvy investor. Light rail available from WEM and bus stop very nearby.

Built in 1995

### Essential Information

MLS® # E4452774

Price \$290,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,178                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 318 17109 67 Avenue |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6E6             |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Parking-Visitor, Security Door, Storage-In-Suite, See Remarks |
| Parking Spaces | 1                                                                                    |
| Parking        | Stall                                                                                |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Household Goods Included, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                                                     |
| # of Stories      | 4                                                                                                                                          |
| Stories           | 1                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | None, No Basement                                                                                                                          |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                   |
| Exterior Features | Corner Lot, Playground Nearby, Public Transportation, Schools, |

|              |                              |
|--------------|------------------------------|
|              | Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles             |
| Construction | Wood, Stucco                 |
| Foundation   | Concrete Perimeter           |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 20           |
| Condo Fee      | \$629             |

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Listing information last updated on September 9th, 2025 at 7:32am MDT