

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

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Listing information last updated on May 3rd, 2025 at 1:32pm MDT