

## \$525,000 - 17315 77 Avenue, Edmonton

MLS® #E4433083

### \$525,000

4 Bedroom, 2.50 Bathroom, 1,483 sqft

Single Family on 0.00 Acres

Callingwood North, Edmonton, AB

On a huge pie-shaped lot where dreams take flight, Store boats, RVs, trailers, and quads out of sight. With 3+1 bedrooms and a den to spare, Thereâ€™s space to stretch and room to care. A huge rumpus room for fun and cheer, A place you'll want to stay all year. A double attached garage, heated and wide, With an epoxy floor â€™ pure polished pride. Keep trucks and toys all tucked away, And still have space to work or play. A three-season sunroom wrapped in glass, Perfect for quiet or hosting a blast. Rain or shine, itâ€™s built to impress, A cozy retreat for pure happiness. A huge kitchen where memories spark, With endless counters and light till dark. Whip up feasts or snacks on the fly, This home has it all â€™ come see why!

Built in 1973

### Essential Information

MLS® #	E4433083
Price	\$525,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,483
Acres	0.00



Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	17315 77 Avenue
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0H7

### Amenities

Amenities	No Smoking Home, Vinyl Windows, Barrier Free Home
Parking Spaces	6
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, No Back Lane, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 25th, 2025
-------------	------------------

Days on Market 8

Zoning Zone 20

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 3:17am MDT