

Courtesy Of Valerie P Faucon Of Liv Real Estate

\$184,000 - 404 17003 67 Avenue, Edmonton

MLS® #E4434518

\$184,000

2 Bedroom, 2.00 Bathroom, 812 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

TOP FLOOR UNIT! This beautifully maintained 2 Bedroom, 2 Bathroom condo offers 811 sq. ft. of smart, open-concept living in a prime West Edmonton location. Enjoy the privacy of a split-bedroom layoutâ€”perfect for roommates or guestsâ€”each with their own full bath. The modern kitchen features a peninsula island and overlooks the spacious living and dining areas, anchored by a cozy electric fireplace. Large patio doors lead to a private west-facing balcony; excellent for unwinding after work & cozy dinner under the sunset. Additional highlights include in-suite laundry, ceramic tile and carpet flooring, 6 clean appliances, and a heated underground parking stall; conveniently located next to the elevator!! Neutral tones throughout add warmth and brightness. Located near Whitemud and Anthony Henday, just steps from public transit, shopping, schools, and playgrounds. Whether you're a first-time buyer or investor, this condo is a smart choice! Why rent when you can own?

Built in 2004

Essential Information

MLS® # E4434518

Price \$184,000

Bedrooms 2



17003 67 Ave NW, Edmonton, AB

Main Floor Interior Area 811.46 sq ft



Bathrooms	2.00
Full Baths	2
Square Footage	812
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	404 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
Parking	Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Hardie Board Siding
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 5th, 2025
Days on Market	90
Zoning	Zone 20
Condo Fee	\$435

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 August 2nd, 2025 at 11:32pm MDT