

## \$328,800 - 17034 67 Avenue, Edmonton

MLS® #E4459445

**\$328,800**

3 Bedroom, 1.50 Bathroom, 1,352 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

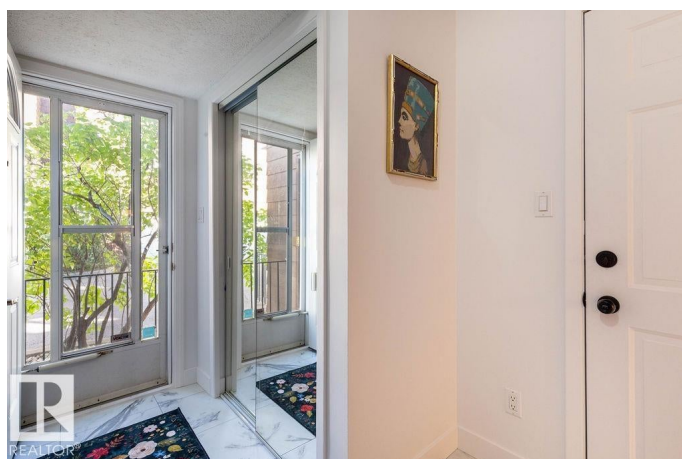
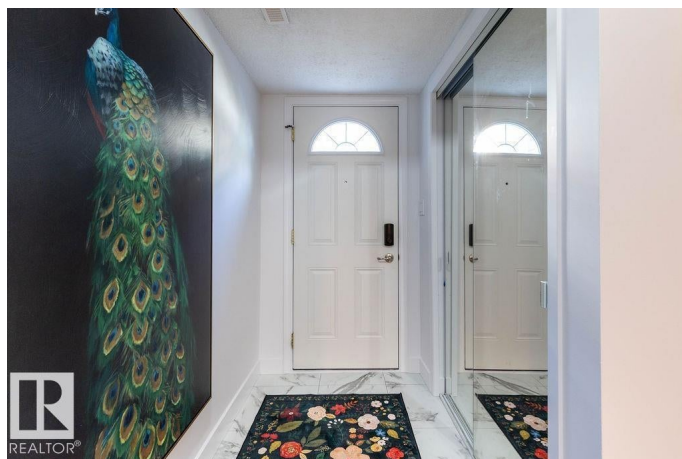
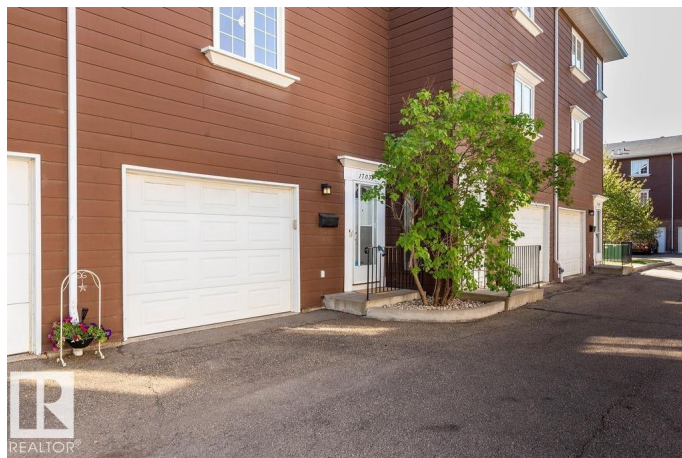
Welcome to Lexington Greens! This renovated 1350 sq ft townhouse with an attached single garage offers modern comfort and style.

Updates include bathrooms, kitchen with gas stove, luxury vinyl plank and hardwood floors, lighting, and appliances. Enjoy year-round comfort with a hi-efficiency furnace, central A/C, and a cozy gas fireplace in the living room. Step out the patio doors to a private outdoor area perfect for relaxing. The basement features a laundry room, extra storage, and flexible space currently used as a gym. This well-managed complex has a great community feel and unbeatable convenience—just minutes to Callingwood shopping, WEM, and quick Whitemud access. Outdoor tandem stall as well just steps away from the front door. Walk to schools too! Move-in ready and waiting for you!

Built in 1976

### Essential Information

MLS® #	E4459445
Price	\$328,800
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,352



Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	17034 67 Avenue
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1Y9

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Storage-In-Suite, Vinyl Windows
Parking Spaces	3
Parking	Single Garage Attached, Tandem, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Golf Nearby, Landscaped, No Back Lane, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**School Information**

Elementary	Callingwood
Middle	Hillcrest
High	Jasper Place

**Additional Information**

Date Listed	September 25th, 2025
Days on Market	3
Zoning	Zone 20
Condo Fee	\$386

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Listing information last updated on September 28th, 2025 at 2:47pm MDT