

## **\$159,000 - 202 7207 171 Street, Edmonton**

MLS® #E4448879

**\$159,000**

1 Bedroom, 1.00 Bathroom, 667 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

BEAUTIFULLY RENOVATED, UPGRADED & AFFORDABLE! This STYLISH, Sunny 1 Bedroom Condo Apartment Also Includes a Flex Room which Could be Used as a Den, Exercise Room or for Extra Storage. The Living Room has a Feature Wall with a Real Brick Look and has Patio Doors Leading to an East Facing Balcony. The Kitchen is 'To Die For' with Rich Cappuccino Colored Cabinets, Quartz Countertops, Classy Glass Tile Backsplash & Upper-end Stainless Steel Appliances. The Dinette has a Wall Fireplace & Large Window. All the Modern Dark Interior Doors Match the Rich Cabinetry including Closet Doors & Several have Closet Organizers. Easy to Maintain Laminate & Ceramic Tile Flooring Throughout. Full Sized Front Loading Washer & Dryer. The Bathtub was Freshly Reglazed & the Bathroom Updated. Energized Parking Stall & Visitor Parking in this Well Run Complex which Includes Heat & Water & More. Located Near Callingwood Park with Endless Trails & a Picnic Area, WEM, Misericordia Hospital, Restaurants, Shopping, Schools & Transit!

Built in 1978

### **Essential Information**

MLS® # E4448879

Price \$159,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 667                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 202 7207 171 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood North   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 2R1             |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Deck, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall                                   |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Baseboard, Hot Water, Natural Gas                                                                                   |
| Fireplace    | Yes                                                                                                                 |
| Fireplaces   | Wall Mount                                                                                                          |
| # of Stories | 3                                                                                                                   |
| Stories      | 4                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | None, No Basement                                                                                                   |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                              |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 36              |
| Zoning         | Zone 20         |
| Condo Fee      | \$346           |

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Listing information last updated on August 26th, 2025 at 8:02am MDT