

## \$210,000 - 6703 172 Street, Edmonton

MLS® #E4430922

**\$210,000**

2 Bedroom, 2.00 Bathroom, 994 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Nestled in the tranquil community of Collingwood, this extremely well-maintained Adult Living condo is a rare find. It features 2 spacious bedrooms and 2 bathrooms, with the master suite boasting double closets and a luxurious 4-piece ensuite bathroom. The west-facing balcony invites you to relax and soak in the sunset, while the cozy gas fireplace adds warmth and charm.

Convenience abounds with in-suite laundry, generous storage both in the unit and the heated underground parkade, and a dedicated parking stall. Residents will appreciate the secure building and excellent amenities, including a social room, exercise room, and car wash station. Ideally located, this property is close to shopping, the YMCA, restaurants, medical clinics, and parks, with easy access to public transit and the Whitemud Freeway for easy commuting. Great opportunity to own this exceptional condo in a prime location!

Built in 1999

### Essential Information

MLS® #	E4430922
Price	\$210,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	994
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	6703 172 Street
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6H9

### Amenities

Amenities	Air Conditioner, Car Wash, Exercise Room, No Animal Home, No Smoking Home, Social Rooms, Storage-In-Suite, Storage Cage
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Tile Surround
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 14th, 2025
Days on Market	62
Zoning	Zone 20
Condo Fee	\$528

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Listing information last updated on June 15th, 2025 at 4:17pm MDT