

Courtesy Of Kwaku Nyantakyi Of Century 21 Leading

\$237,500 - 204 6623 172 Street, Edmonton

MLS® #E4415348

\$237,500

2 Bedroom, 2.00 Bathroom, 1,254 sqft
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to Country Club Court – First Floor of 55+ Community adult living complex . This immaculate Second-floor condo offers refined adult-living experience coupled with hint of a vacation feel with the patio. Featuring 2 large bedrooms, living room and 2 full bathrooms, it’s perfect for those seeking luxury and comfort. The kitchen boasts abundant cabinets, and sleek appliances. Also featuring at your private balcony is a natural gas line for BBQs. The spacious primary suite includes a walk-through closet and an ensuite with a soaker tub. Additional laundry room, and ample storage. Extras include 1 titled parking stalls#55underground with storage Legal116”and access to amenities like a car wash, social room, gym, workshop, and visitor parking. Located on the quiet side of the building, this home combines comfort, convenience, and luxury. Your oasis awaits!

Built in 1998

Essential Information

MLS® #	E4415348
Price	\$237,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,254



Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	204 6623 172 Street
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6J2

Amenities

Amenities	Car Wash, Exercise Room, Fire Pit, Parking-Visitor, Sauna; Swirlpool; Steam, Security Door, Social Rooms, Storage-In-Suite
Parking	Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric
Heating	In Floor Heat System, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	December 5th, 2024
Days on Market	124
Zoning	Zone 20
Condo Fee	\$733

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