

## \$209,900 - 17 6220 172 Street, Edmonton

MLS® #E4424529

### \$209,900

3 Bedroom, 1.50 Bathroom, 1,109 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Two storey townhome in excellent west Edmonton community. VERY close to all amenities. Large rooms, L shaped kitchen, 1/2 bath on main floor, Large master bedroom with wall to wall closet. Two other second floor bedrooms are very bright and perfect for children or den. Partially finished basement. Fenced yard with patio doors from living room. Currently rented. Up to \$7000 credit to buyer for furnace replacement.

Built in 1981

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4424529          |
| Price          | \$209,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,109             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information



|             |                    |
|-------------|--------------------|
| Address     | 17 6220 172 Street |
| Area        | Edmonton           |
| Subdivision | Callingwood South  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5T 3R4            |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, Parking-Plug-Ins, Parking-Visitor |
| Parking   | Stall                                   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished                    |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 43              |
| Zoning         | Zone 20         |
| Condo Fee      | \$436           |

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Listing information last updated on April 19th, 2025 at 6:47am MDT