

## \$210,000 - 203 6703 172 Street, Edmonton

MLS® #E4416174

### \$210,000

2 Bedroom, 2.00 Bathroom, 1,027 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Located on the second floor in Wolf Willow Manor, a 55+ complex. The unit has two good sized bedrooms and two bathrooms. The kitchen opens to a dining/living area with a corner fireplace. The unit comes with all the appliances, window coverings, and has an in-suite laundry. The balcony is west facing and includes gas hook up for barbecue. The unit also has an assigned underground parking stall with storage cage. The complex offers an exercise room, games room, social room and carwash. Bus transportation is steps from the main entrance and future WEM LRT station. Condo fees include heat and water.

Built in 1999

### Essential Information

MLS® #	E4416174
Price	\$210,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status Active

### Community Information

Address 203 6703 172 Street

Area Edmonton

Subdivision Callingwood South

City Edmonton

County ALBERTA

Province AB

Postal Code T5T 6H9

### Amenities

Amenities Car Wash, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Social Rooms, Storage-In-Suite, Storage-Locker Room

Parking Parkade, Single Indoor, Underground

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door, Insert, Tile Surround

# of Stories 4

Stories 4

Has Basement Yes

Basement None, No Basement

### Exterior

Exterior Wood, Brick, Stucco

Exterior Features Flat Site, Landscaped, Park/Reserve, Public Swimming Pool, Public Transportation, Shopping Nearby

Roof Clay Tile

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

### Additional Information

Date Listed December 16th, 2024

Days on Market 116

Zoning Zone 20

Condo Fee            \$549

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 10:17am MDT