

## \$199,900 - 203 6703 172 Street, Edmonton

MLS® #E4433941

**\$199,900**

2 Bedroom, 2.00 Bathroom, 1,027 sqft

Condo / Townhouse on 0.00 Acres

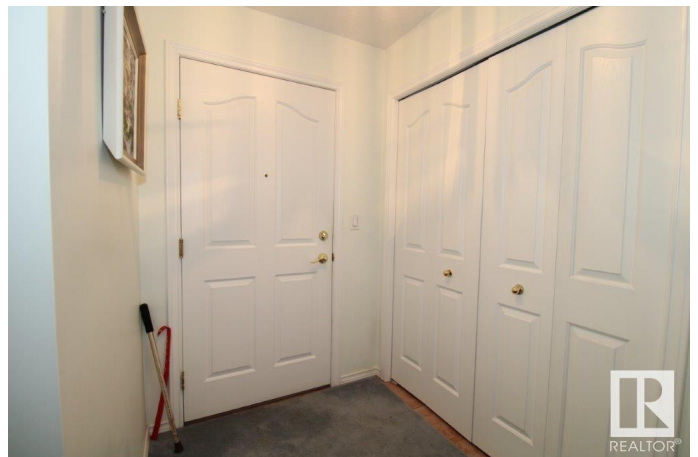
Callingwood South, Edmonton, AB

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 a storage cage. The complex offers an exercise room, games room, social room and car wash. 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® #         | E4433941          |
| Price          | \$199,900         |
| 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           | 1  |
| 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    | May 2nd, 2025 |
| Days on Market | 13            |

|           |         |
|-----------|---------|
| Zoning    | Zone 20 |
| Condo Fee | \$549   |

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Listing information last updated on May 15th, 2025 at 3:32am MDT