

## \$135,000 - 304 7203 171 Street, Edmonton

MLS® #E4461842

### \$135,000

2 Bedroom, 1.00 Bathroom, 900 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Located in west Edmonton with quick access to Whitemud and Anthony Henday. This 2 bedroom condo is perfect for an investor or first time homebuyer. This unit has a galley kitchen, which walks through to the dining room. The living room is spacious with access to the balcony, and plenty of light. There are two large bedrooms, as well as in suite storage and laundry. This home is a MUST SEE!

Built in 1978

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461842               |
| Price          | \$135,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 900                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|         |                     |
|---------|---------------------|
| Address | 304 7203 171 Street |
| Area    | Edmonton            |



|             |                   |
|-------------|-------------------|
| Subdivision | Callingwood North |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 2R1           |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor, Security Door, Storage-In-Suite |
| Parking   | Stall                                                             |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Water                                                           |
| # of Stories | 3                                                                          |
| Stories      | 1                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stucco                                                       |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 20           |
| Condo Fee      | \$425             |

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Listing information last updated on October 20th, 2025 at 3:02pm MDT