

\$185,000 - 314 6623 172 Street, Edmonton

MLS® #E4428156

\$185,000

1 Bedroom, 1.00 Bathroom, 812 sqft
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Top Floor Unit in Country Club Court (55+ building)! Great Opportunity with this large 1 bedroom, 1 bath unit offering vaulted ceilings & fabulous open concept. The kitchen is bright & airy with plenty of storage & counter space (including eat-up bar). There is newer laminate flooring (1 yr) throughout the unit along with new blinds. The bedroom is spacious featuring a walk-through closet to with access to the bathroom. The bathroom has access to the main living space as well and hosts a large tub/shower & updated flooring. Other great features of this unit are the large laundry/storage room, large balcony with gas BBQ hook up, in-floor heating system, titled underground parking stall with attached storage. This building offers so many great amenities such as social room with pool table, exercise room with sauna, workshop & carwash. Beautiful courtyard space for all to enjoy. Great location with all amenities very close. Other neighbour amenities include library, farmer's market and transit.

Built in 1998

Essential Information

MLS® #	E4428156
Price	\$185,000
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	812
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	314 6623 172 Street
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6J2

Amenities

Amenities	Car Wash, Deck, Detectors Smoke, Exercise Room, Hot Water Instant, Intercom, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Vaulted Ceiling, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

Interior

Appliances	Dishwasher-Built-In, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	In Floor Heat System, Water
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Low Maintenance Landscape, Picnic Area, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 28th, 2025
Days on Market	5
Zoning	Zone 20
Condo Fee	\$498

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