

## \$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            124  
Zoning                      Zone 20

Condo Fee                    \$549

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