

Courtesy Of Greg J Babski Of RE/MAX Elite

\$237,000 - 423 6703 172 Street, Edmonton

MLS® #E4420462

\$237,000

2 Bedroom, 2.00 Bathroom, 989 sqft
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Top floor in Wolf Willow Manor. Spectacular 55+ complex. 2 Bdrm/ 2 Bath. This bright & spacious suite boasts A/C, a gas fireplace open concept penthouse Well equipped kitchen with a large island and pantry, and a spacious dining room & family room which leads out to a generous sized balcony for relaxing & entertaining. Features a large master bedroom with a walk through closet and 4 pce. ensuite as well as a large 2nd bedroom, a 3 pce. main bath In-suite laundry/storage room. Upgraded with newer flooring, kitchen appliances and paint. Underground heated parking and a separate storage locker. This has various amenities such as recreational room, library, games room, exercise room, car wash bay in the underground parkade as well as a handyman workshop. Walking distance to YMCA, library, medical centers, restaurants, parks and shopping with easy access to all main freeways. Pet friendly building. Condo fee includes heat, water, cable & ext. maintenance. Quick possession available.



Built in 1999

Essential Information

| | |
|--------|-----------|
| MLS® # | E4420462 |
| Price | \$237,000 |

| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 989 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 423 6703 172 Street |
| Area | Edmonton |
| Subdivision | Callingwood South |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 6H9 |

Amenities

| | |
|-----------|----------------------------------|
| Amenities | Air Conditioner, Detectors Smoke |
| Parking | Heated, Stall, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Back Lane, Corner Lot, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby |

| | |
|--------------|---------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 6th, 2025 |
| Days on Market | 59 |
| Zoning | Zone 20 |
| Condo Fee | \$521 |

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Listing information last updated on April 6th, 2025 at 5:17am MDT