

# \$189,800 - 217 17011 67 Avenue, Edmonton

MLS® #E4437584

**\$189,800**

2 Bedroom, 2.00 Bathroom, 807 sqft

Condo / Townhouse on 0.00 Acres

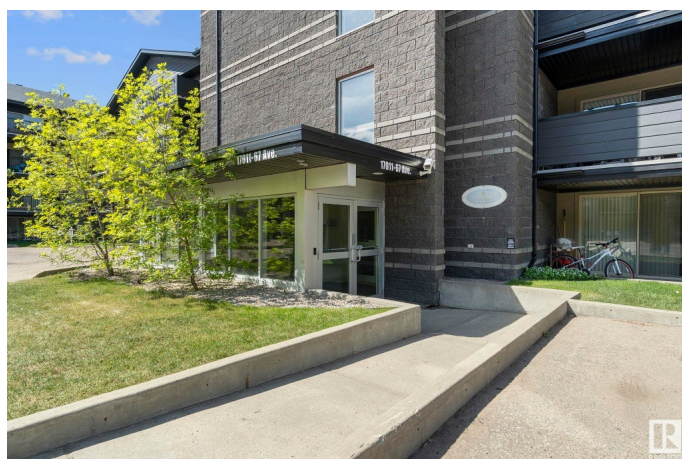
Callingwood South, Edmonton, AB

Great investment opportunity! This tenant-occupied unit offers immediate rental income with the ease of taking over the existing lease for quicker possession. Located in a no-pet building, itâ€™s a low-maintenance choice for investors. Enjoy the practicality of a garbage chute on the floor and two elevators for added convenience. Inside, you'll find recent updates including a fridge (2024) and microwave (2023), blending function with value. The titled parking stall adds everyday ease. Whether you're expanding your portfolio or stepping into ownership for less than renting, this unit is a smart, turnkey buy with strong potential.

Built in 2004

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4437584          |
| Price          | \$189,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 807               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 217 17011 67 Avenue |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6Y6             |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Detectors Smoke |
| Parking   | Heated, Parkade |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 20        |
| Condo Fee      | \$435          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 6th, 2025 at 5:32am MDT