

\$249,900 - 17210 Callingwood Road, Edmonton

MLS® #E4452113

\$249,900

3 Bedroom, 2.00 Bathroom, 1,091 sqft
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Thoughtfully maintained and designed to maximize natural light and comfort, this bungalow is ready to meet a wide range of adult living needs with ease. The south-facing sunroom is filled with natural light and overlooks a backdrop of mature trees, creating a calm and private retreat. Inside, the main floor features a fully renovated accessible bathroom with a stylish walk-in tiled shower, main floor laundry, and a layout designed for ease of living. The finished basement provides excellent flexibility with a spacious rec area, bedroom, private bathroom, and a storage area with sink. Perfect for accommodating extended family or a live-in caregiver. Updates such as a newer furnace, A/C, carpet, and paint ensure comfort and reliability. This well-kept end unit offers direct access to both unit & visitor parking, making daily life incredibly convenient. Located in a pet-friendly, well-managed 55+ complex known for its strong community feel, this home blends practicality with long-term peace of mind.

Built in 1988

Essential Information

MLS® # E4452113

Price \$249,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.00
Year Built	1988
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

Community Information

Address	17210 Callingwood Road
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5P1

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor
Parking Spaces	1
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Commercial, Landscaped, No Back Lane, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Callingwood School
Middle	Hillcrest School
High	Jasper Place School

Additional Information

Date Listed	August 8th, 2025
Days on Market	3
Zoning	Zone 20
Condo Fee	\$391

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