

## \$330,000 - 318 17109 67 Avenue, Edmonton

MLS® #E4452774

**\$330,000**

2 Bedroom, 2.00 Bathroom, 1,178 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

**INVESTOR ALERT!** This unit comes equipped with TWO 4-piece bathrooms and TWO large bedrooms (one of the bedrooms has an ensuite that has undergone significant transformation!). The unit has undergone fairly extensive overall renovations including upgrades on all countertops (the mosaic design for these was handcrafted). The building is conveniently located next to several shopping centres that host a number of grocery stores, registry services, a library, a YMCA, schools, a hospital, and of course the unit is also nearby to the largest mall in Canada (roughly 30 minute walking distance or 5 minutes by car). The unit comes with one assigned parking. Condo fees include heat, water/sewer, garbage disposal, and exterior insurance. Units like this are very rarely available and estimated rent per month is between \$1800-\$2200 based on listings at the time this listing was posted. The numbers make good financial sense for the savvy investor. Light rail available from WEM and bus stop very nearby. Call today!

Built in 1995

### Essential Information

MLS® #	E4452774
Price	\$330,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,178
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	318 17109 67 Avenue
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6E6

### Amenities

Amenities	Deck, Detectors Smoke, Parking-Visitor, Security Door, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Household Goods Included, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	1
Zoning	Zone 20
Condo Fee	\$629

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 August 14th, 2025 at 10:17am MDT