

## \$188,000 - 206 7511 171 Street, Edmonton

MLS® #E4430805

**\$188,000**

2 Bedroom, 2.00 Bathroom, 872 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Discover this bright and spacious 871 sq ft corner condo unit—perfect as your new home or a ready-to-rent investment property. Featuring 2 generously sized bedrooms and 2 full bathrooms, both equipped with large soaker tubs, this home offers comfort and convenience. The primary bedroom includes a walk-through closet, and there's also a large in-unit storage room—ideal for storing seasonal items or as an extra pantry space. Enjoy the bonus of 2 titled parking stalls (one in the heated underground parkade and one on the surface lot). Situated in a prime location near transit, schools, shopping, parks, recreation fields, a spray park, and restaurants, with easy access to Whitemud Drive and the Anthony Henday, your needs & wants for a home are covered. Freshly painted and professionally cleaned, this condo is truly move-in ready. Just unpack, hang your clothes, and relax with a beverage out on your wrap-around balcony.

Built in 2004

### Essential Information

MLS® #	E4430805
Price	\$188,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	872
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	206 7511 171 Street
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6S7

### **Amenities**

Amenities	Car Wash, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Heated, Parkade, Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Water
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 14th, 2025
Days on Market	17
Zoning	Zone 20
Condo Fee	\$489

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