



318, 17109 67 Avenue NW
Edmonton, Alberta

MLS # A2306102



\$224,000

Division:	Callingwood South		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,178 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 629
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	RLH50
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Spacious condo featuring two large bedrooms & two full baths set on opposite sides of the unit, offering excellent privacy for shared living, guests, or a flexible work from home setup. Recent updates include upgraded mosaic countertops, new faucets, & fresh paint throughout, creating a clean, move in ready interior. The corner balcony is discreet and private—perfect for morning coffee or quiet evenings outdoors. Close to shopping centres, you’ll enjoy quick access to grocery stores, a library, YMCA, schools, nearby hospital & Callingwood Farmers Market. Once completed, a short bus ride will connect you to the new West Edmonton Mall LRT Station for convenient citywide access. Condo fees include heat, water/sewer, offering strong value and low maintenance living. Units in this building are rarely available. A great fit for investors, first time buyers, or those looking to downsize in a well-connected West Edmonton location. Pet, Child Friendly & Wheelchair Accessible this could be your perfect new Home! Some Photos are Virtually Staged.