

## **\$129,000 - 117 17404 64 Avenue, Edmonton**

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MLS® #E4435825

**\$129,000**

1 Bedroom, 1.00 Bathroom, 706 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

The perfect condo for 1st time home buyer, investor or professional couple. This one Bedroom is spacious, well laid out and has a Den/Storage room which can in a pinch be large enough for a single bed for a guest. The bright & cheery Kitchen has plenty of cupboards, a new dishwasher & microwave hoodfan. Do laundry when ever you wish with you own in-suite laundry. Very friendly building located close to Shopping, Medical Services, Restaurants & the Famous Callingwood Market. With easy access to the Whitemud & Henday you can get to where your going fast, reach the airport in just under 30 mins. Brand New Dishwasher & Microwave Hood Fan just installed!

Built in 2004

### **Essential Information**

MLS® #	E4435825
Price	\$129,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	706
Acres	0.00
Year Built	2004
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	117 17404 64 Avenue
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6X4

### Amenities

Amenities	Off Street Parking, No Animal Home, No Smoking Home, Patio
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, No Back Lane, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 10th, 2025
Days on Market	39
Zoning	Zone 20
Condo Fee	\$397

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