

## \$185,000 - 206 7511 171 Street, Edmonton

MLS® #E4430805

**\$185,000**

2 Bedroom, 2.00 Bathroom, 872 sqft

Condo / Townhouse on 0.00 Acres

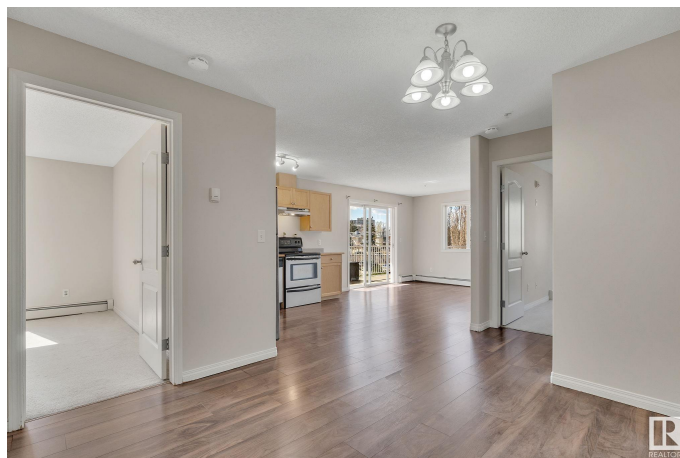
Callingwood North, Edmonton, AB

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     | \$185,000 |
| 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 | 41               |
| Zoning         | Zone 20          |
| Condo Fee      | \$489            |

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Listing information last updated on May 25th, 2025 at 7:32pm MDT