

## \$229,900 - 326 6703 172 Street, Edmonton

MLS® #E4444424

**\$229,900**

2 Bedroom, 2.00 Bathroom, 980 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to Wolf Willow Manor®—an inviting 55+ community. This immaculate 2-bed, 2-bath unit offers 980 sq.ft of bright, open living space with a desirable split-bedroom layout for added privacy. Enjoy the spacious, sun-filled south balcony, perfect for morning coffee. The functional kitchen offers plenty of cupboard space and flows seamlessly into the generous dining area and living room, where large windows fill the space with natural light. The unit is complete with A/C, neutral-toned carpet, laminate flooring, and a cozy gas fireplace. Additional features include in-suite laundry, a large storage room, and a well-maintained interior throughout. The building offers impressive amenities including a library, active social and activity rooms with kitchen, pool table and shuffleboard, a workshop, car wash bay, and heated underground parking. Conveniently located near the farmers market, YMCA, library, golf, transit, and Callingwood Mall®—everything you need is just minutes away!

Built in 1999

### Essential Information

MLS® # E4444424

Price \$229,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 980                    |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 326 6703 172 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6H9             |

### Amenities

|           |                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Exercise Room, Party Room, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage |
| Parking   | Underground                                                                                                                        |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Mantel, Tile Surround                                                                                                            |
| # of Stories      | 4                                                                                                                                |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                |
| Exterior Features | Landscaped, Public Transportation, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Clay Tile           |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 39              |
| Zoning         | Zone 20         |
| Condo Fee      | \$528           |

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Listing information last updated on August 3rd, 2025 at 10:18pm MDT