

## \$210,000 - 203 6703 172 Street, Edmonton

MLS® #E4416174

**\$210,000**

2 Bedroom, 2.00 Bathroom, 1,027 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Located on the second floor in Wolf Willow Manor, a 55+ complex. The unit has two good sized bedrooms and two bathrooms. The kitchen opens to a dining/living area with a corner fireplace. The unit comes with all the appliances, window coverings, and has an in-suite laundry. The balcony is west facing and includes gas hook up for barbecue. The unit also has an assigned underground parking stall with storage cage. The complex offers an exercise room, games room, social room and carwash. Bus transportation is steps from the main entrance and future WEM LRT station. Condo fees include heat and water.

Built in 1999

### Essential Information

MLS® #	E4416174
Price	\$210,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status                      Active

**Community Information**

Address                      203 6703 172 Street  
Area                          Edmonton  
Subdivision                  Callingwood South  
City                            Edmonton  
County                        ALBERTA  
Province                      AB  
Postal Code                  T5T 6H9

**Amenities**

Amenities                    Car Wash, Exercise Room, Intercom, No Smoking Home,  
Parking-Visitor, Social Rooms, Storage-In-Suite, Storage-Locker Room  
Parking                      Parkade, Single Indoor, Underground

**Interior**

Interior Features          ensuite bathroom  
Appliances                  Dishwasher-Built-In,          Dryer,          Oven-Microwave,          Refrigerator,  
Stove-Electric, Washer, Window Coverings  
Heating                      Forced Air-1, Natural Gas  
Fireplace                    Yes  
Fireplaces                   Glass Door, Insert, Tile Surround  
# of Stories                  4  
Stories                        4  
Has Basement               Yes  
Basement                    None, No Basement

**Exterior**

Exterior                      Wood, Brick, Stucco  
Exterior Features          Flat Site, Landscaped, Park/Reserve, Public Swimming Pool, Public  
Transportation, Shopping Nearby  
Roof                            Clay Tile  
Construction                Wood, Brick, Stucco  
Foundation                  Concrete Perimeter

**Additional Information**

Date Listed                  December 16th, 2024  
Days on Market              124  
Zoning                        Zone 20

Condo Fee                      \$549

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