

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

MLS® #E4421770

**\$129,000**

1 Bedroom, 1.00 Bathroom, 706 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

How many Condos can you find in the West End under 140k? This can be the perfect condo for 1st time home buyer, investor or professional couple. This one Bedroom with Den is spacious, & well laid out. The Den/Storage room can double as an office or in a pinch is large enough for a single guest bed. The bright & cheery Kitchen has plenty of cupboards, a New Dishwasher & Microwave Hoodfan. Do laundry whenever you wish with your 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.

Built in 2004

### **Essential Information**

MLS® #	E4421770
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	February 15th, 2025
Days on Market	63
Zoning	Zone 20
Condo Fee	\$397

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