

Courtesy Of Kwaku Nyantakyi Of Century 21 Leading

\$237,500 - 204 6623 172 Street, Edmonton

MLS® #E4415348

\$237,500

2 Bedroom, 2.00 Bathroom, 1,254 sqft
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to Country Club Court â€” First Floor of 55+ Community adult living complex . This immaculate Second-floor condo offers refined adult-living experience coupled with hint of a vacation feel with the patio. Featuring 2 large bedrooms, living room and 2 full bathrooms, itâ€™s perfect for those seeking luxury and comfort. The kitchen boasts abundant cabinets, and sleek appliances. Also featuring at your private balcony is a natural gas line for BBQs. The spacious primary suite includes a walk-through closet and an ensuite with a soaker tub. Additional laundry room, and ample storage. Extras include 1 titled parking stalls#55underground with storage Legal116â€™and access to amenities like a car wash, social room, gym, workshop, and visitor parking. Located on the quiet side of the building, this home combines comfort, convenience, and luxury. Your oasis awaits!

Built in 1998

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4415348 |
| Price | \$237,500 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,254 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1998 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 204 6623 172 Street |
| Area | Edmonton |
| Subdivision | Callingwood South |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 6J2 |

Amenities

| | |
|-----------|--|
| Amenities | Car Wash, Exercise Room, Fire Pit, Parking-Visitor, Sauna; Swirlpool; Steam, Security Door, Social Rooms, Storage-In-Suite |
| Parking | Heated, Parkade, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric |
| Heating | In Floor Heat System, Natural Gas |
| # of Stories | 3 |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | December 5th, 2024 |
| Days on Market | 120 |
| Zoning | Zone 20 |
| Condo Fee | \$733 |

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Listing information last updated on April 4th, 2025 at 12:32pm MDT