

## \$175,000 - 330 7511 171 Street, Edmonton

MLS® #E4433374

**\$175,000**

2 Bedroom, 2.00 Bathroom, 761 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

~ 2 BEDROOM ~ 2 BATHS ~  
UNDERGROUND PARKING ~ LOCATED ON  
THE THRID FLOOR ~ Check out this amazing  
2 bed, 2 bath condo with low condo fees and  
underground parking. The unit features an  
island kitchen, insuite laundry, visitor parking  
and a great location close to schools and  
parks. Just a few minutes drive to Whitemud  
Drive and West Edmonton Mall. The primary  
bedroom has a walk-thru closet and its own  
ensuite. The living room is a good size and  
have patio doors out to your own balcony.  
The second bedroom is also a good size and  
works great for a guest or an office. There is a  
large storage closet inside the unit and the  
building is very well maintained. The balcony  
faces west for lots of sunlight and overlooks  
Callingwood Park. Just move in and enjoy.

Built in 2004

### Essential Information

MLS® #	E4433374
Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	761
Acres	0.00
Year Built	2004



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	330 7511 171 Street
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6S7

### Amenities

Amenities	Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 30th, 2025
Days on Market	39
Zoning	Zone 20
Condo Fee	\$420

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