

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 6:32pm MDT