# \$229,900 - 326 6703 172 Street, Edmonton

MLS® #E4444424

#### \$229,900

2 Bedroom, 2.00 Bathroom, 980 sqft Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to Wolf Willow Manorâ€"an inviting 55+ community. This immaculate 2-bed, 2-bath unit offers 980 sq.ft of bright, open living space with a desirable split-bedroom layout for added privacy. Enjoy the spacious, sun-filled south balcony, perfect for morning coffee. The functional kitchen offers plenty of cupboard space and flows seamlessly into the generous dining area and living room, where large windows fill the space with natural light. The unit is complete with A/C, neutral-toned carpet, laminate flooring, and a cozy gas fireplace. Additional features include in-suite laundry, a large storage room, and a well-maintained interior throughout. The building offers impressive amenities including a library, active social and activity rooms with kitchen, pool table and shuffleboard, a workshop, car wash bay, and heated underground parking. Conveniently located near the farmers market, YMCA, library, golf, transit, and Callingwood Mallâ€"everything you need is just minutes away!

Built in 1999

#### **Essential Information**

MLS® # E4444424 Price \$229,900

Bedrooms 2







Bathrooms 2.00

Full Baths 2

Square Footage 980

Acres 0.00

Year Built 1999

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 326 6703 172 Street

Area Edmonton

Subdivision Callingwood South

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 6H9

### **Amenities**

Amenities Air Conditioner, Detectors Smoke, Exercise Room, Party Room, Security

Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage

Parking Underground

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

# of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Landscaped, Public Transportation, Shopping Nearby

Roof Clay Tile

Construction Wood, Brick, Stucco Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 26th, 2025

Days on Market 30

Zoning Zone 20

Condo Fee \$528

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