

## \$185,000 - 314 6623 172 Street, Edmonton

MLS® #E4428156

### \$185,000

1 Bedroom, 1.00 Bathroom, 812 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Top Floor Unit in Country Club Court (55+ building)! Great Opportunity with this large 1 bedroom, 1 bath unit offering vaulted ceilings & fabulous open concept. The kitchen is bright & airy with plenty of storage & counter space (including eat-up bar). There is newer laminate flooring (1 yr) throughout the unit along with new blinds. The bedroom is spacious featuring a walk-through closet to with access to the bathroom. The bathroom has access to the main living space as well and hosts a large tub/shower & updated flooring. Other great features of this unit are the large laundry/storage room, large balcony with gas BBQ hook up, in-floor heating system, titled underground parking stall with attached storage. This building offers so many great amenities such as social room with pool table, exercise room with sauna, workshop & carwash. Beautiful courtyard space for all to enjoy. Great location with all amenities very close. Other neighbour amenities include library, farmer's market and transit.

Built in 1998

### Essential Information

MLS® #	E4428156
Price	\$185,000
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	812
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	314 6623 172 Street
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6J2

### **Amenities**

Amenities	Car Wash, Deck, Detectors Smoke, Exercise Room, Hot Water Instant, Intercom, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Vaulted Ceiling, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	In Floor Heat System, Water
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Low Maintenance Landscape, Picnic Area, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	13
Zoning	Zone 20
Condo Fee	\$498

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