

Courtesy Of Greg J Babski Of RE/MAX Elite

## \$237,000 - 423 6703 172 Street, Edmonton

MLS® #E4420462

**\$237,000**

2 Bedroom, 2.00 Bathroom, 989 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Top floor in Wolf Willow Manor. Spectacular 55+ complex. 2 Bdrm/ 2 Bath. This bright & spacious suite boasts A/C, a gas fireplace open concept penthouse Well equipped kitchen with a large island and pantry, and a spacious dining room & family room which leads out to a generous sized balcony for relaxing & entertaining. Features a large master bedroom with a walk through closet and 4 pce. ensuite as well as a large 2nd bedroom, a 3 pce. main bath In-suite laundry/storage room. Upgraded with newer flooring, kitchen appliances and paint. Underground heated parking and a separate storage locker. This has various amenities such as recreational room, library, games room, exercise room, car wash bay in the underground parkade as well as a handyman workshop. Walking distance to YMCA, library, medical centers, restaurants, parks and shopping with easy access to all main freeways. Pet friendly building. Condo fee includes heat, water, cable & ext. maintenance. Quick possession available.



Built in 1999

### Essential Information

MLS® #	E4420462
Price	\$237,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	989
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	423 6703 172 Street
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6H9

### **Amenities**

Amenities	Air Conditioner, Detectors Smoke
Parking	Heated, Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Corner Lot, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	36
Zoning	Zone 20
Condo Fee	\$521

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Listing information last updated on March 14th, 2025 at 7:17am MDT