

## \$180,000 - 330 7511 171 Street, Edmonton

MLS® #E4433374

**\$180,000**

2 Bedroom, 2.00 Bathroom, 761 sqft

Condo / Townhouse on 0.00 Acres

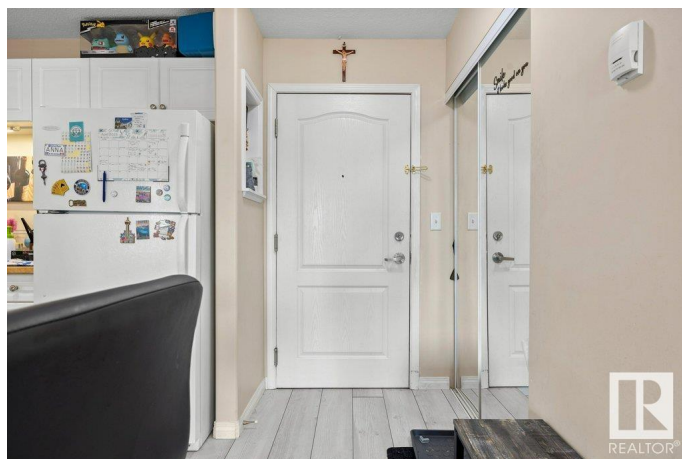
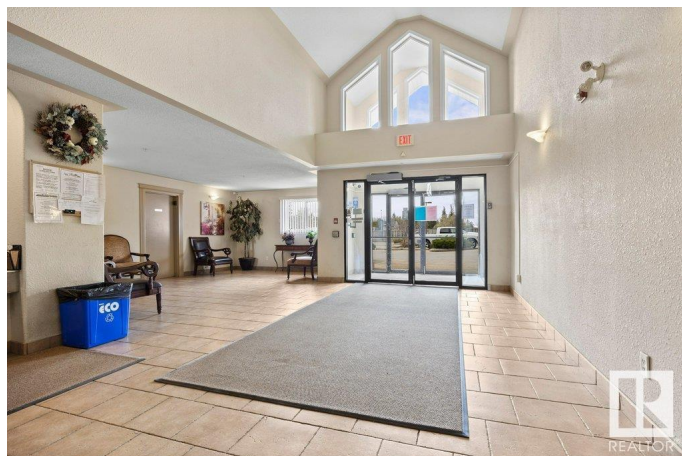
Callingwood North, Edmonton, AB

~ 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          | \$180,000 |
| 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 | 1                |
| Zoning         | Zone 20          |
| Condo Fee      | \$420            |

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Listing information last updated on May 1st, 2025 at 10:03am MDT