

## \$282,900 - 17415 77 Avenue, Edmonton

MLS® #E4431395

**\$282,900**

3 Bedroom, 1.50 Bathroom, 1,201 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

One of the Best locations in the complex facing single family homes close to walk ways, school, your back yard faces the private courtyard with walkways beautifully treed. Attached garage, 2 storey townhouse with 3 bedrooms, 2 baths, fully finished basement. The Unit was painted in 2022, main bathroom just repainted with new vanity, new taps, new toilet, new shower head, new bathtub plate, renovated tub & surround, half bath on main floor has new doors on vanity, new carpet on the basement stairs. Separate New water shut off valve in unit outside on east side of building; newer fridge, dishwasher, microwave rangehood April, 2022. Pantry in kitchen. Air ducts cleaned 2 years ago, utility sink in the laundry room. Total privacy but close to all amenities hospital, Whitemud freeway, Anthony Henday, West Edm. Mall, etc.

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431395  |
| Price          | \$282,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,201     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1972              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17415 77 Avenue   |
| Area        | Edmonton          |
| Subdivision | Callingwood North |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 0H9           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Front Porch, No Animal Home, No Smoking Home |
| Parking Spaces | 2  |
| Parking        | Insulated, Single Garage Attached            |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 16th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 10      |
| Zoning         | Zone 20 |
| Condo Fee      | \$372   |

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Listing information last updated on April 26th, 2025 at 6:32pm MDT