

# \$129,000 - 326 17404 64 Avenue, Edmonton

MLS® #E4445174

**\$129,000**

1 Bedroom, 1.00 Bathroom, 559 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to this well-maintained 1-bedroom, 1-bathroom condo on the 3rd floor! Bright and functional, this unit features in-suite laundry, a spacious living area, and a private balcony to enjoy your morning coffee. Small upgrades throughout offer a touch of modern comfort without losing affordability. Conveniently located just minutes from Whitemud Drive, Anthony Henday, and West Edmonton Mall – shopping, dining, and transit are all within easy reach. A great option for first-time buyers, students, or investors

Built in 2004

## Essential Information

MLS® #	E4445174
Price	\$129,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	559
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## Community Information



Address	326 17404 64 Avenue
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6X4

### **Amenities**

Amenities	No Smoking Home, Parking-Visitor, Security Door
Parking	Parkade, Stall

### **Interior**

Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 1st, 2025
Days on Market	3
Zoning	Zone 20
Condo Fee	\$316

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 8:32am MDT