

## \$225,000 - 121 17404 64 Avenue, Edmonton

MLS® #E4448186

**\$225,000**

2 Bedroom, 2.00 Bathroom, 840 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to your beautifully 2 bed 2 bath upgraded condo in sought-after Collingwood South, Edmonton! This stylish 840.35 sq ft gem features a fully renovated kitchen with STUNNING new cabinetry, sleek new stainless steel appliances, beautiful quartz countertops with a dramatic waterfall edge, and brand-new vinyl plank flooring throughout. Freshly painted walls create a bright, modern atmosphere, while both bathrooms have been enhanced with matching quartz counters for a cohesive, high-end feel. The primary bedroom features walk-in closet and private ensuite. Every detail has been thoughtfully updated, offering move-in ready comfort and contemporary design in a prime location close to parks, shopping, and transit. Don't miss this turnkey opportunity!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448186  |
| Price          | \$225,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 840       |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 121 17404 64 Avenue |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6L 4T1             |

### Amenities

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

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, 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 17th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 20         |

Condo Fee                    \$465

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 August 5th, 2025 at 7:02pm MDT