

# \$129,000 - 117 17404 64 Avenue, Edmonton

MLS® #E4421770

**\$129,000**

1 Bedroom, 1.00 Bathroom, 706 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

How many Condos can you find in the West End under 140k? This can be the perfect condo for 1st time home buyer, investor or professional couple. This one Bedroom with Den is spacious, & well laid out. The Den/Storage room can double as an office or in a pinch is large enough for a single guest bed. The bright & cheery Kitchen has plenty of cupboards, a New Dishwasher & Microwave Hoodfan. Do laundry whenever you wish with your own in-suite laundry. Very friendly building located close to Shopping, Medical Services, Restaurants & the Famous Callingwood Market. With easy access to the Whitemud & Henday you can get to where your going fast, reach the airport in just under 30 mins.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4421770  |
| Price          | \$129,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 706       |
| Acres          | 0.00      |
| Year Built     | 2004      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 117 17404 64 Avenue |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6X4             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, No Animal Home, No Smoking Home, Patio |
| Parking   | Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Flat Site, No Back Lane, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2025 |
| Days on Market | 76                  |
| Zoning         | Zone 20             |
| Condo Fee      | \$397               |

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Listing information last updated on May 2nd, 2025 at 2:02am MDT