

## \$299,888 - 106 6703 172 Street, Edmonton

MLS® #E4448582

**\$299,888**

2 Bedroom, 2.00 Bathroom, 1,344 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Rare corner unit in Wolf Willow Manor: over 1,300 square feet of bright, updated living space. This 2 bed, 2 bath layout is one of the largest in the building and move-in ready. Features include newer vinyl plank flooring, stainless appliances, microwave hood fan, steam dryer, central A/C, and a gas fireplace. Spacious layout with formal dining, large primary bedroom with 3-piece ensuite, jacuzzi soaker tub, walk-in closet, and in-suite laundry with great storage. Enjoy the private patio with screen door in a quiet corner location. This 55+ secure building offers underground parking with storage, workshop, car wash, three elevators, fitness and games rooms, grand social room, library, and picnic area. Condo fees include water, heat and maintenance of the building. Steps to public transit, doctors office, YMCA, parks, restaurants, and shopping at Callingwood Market. A rare floor plan in a great location. Welcome Home!

Built in 1999

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448582  |
| Price     | \$299,888 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,344                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 106 6703 172 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6H9             |

### Amenities

|                |                                                                                                                                                                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Car Wash, Club House, Deck, Detectors Smoke, Exercise Room, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Recreation Room/Centre, Security Door, Social Rooms, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2                                                                                                                                                                                                                                                                              |
| Parking        | Heated, Insulated, Parkade, Stall                                                                                                                                                                                                                                              |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Glass Door                                                                                             |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                     |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Clay Tile                                                                                                                                               |
| Construction      | Wood, Brick, Stucco                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 46              |
| Zoning         | Zone 20         |
| Condo Fee      | \$715           |

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Listing information last updated on September 2nd, 2025 at 1:32am MDT