

## \$324,900 - 17024 67 Avenue, Edmonton

MLS® #E4435990

**\$324,900**

3 Bedroom, 1.50 Bathroom, 1,214 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Lexington Greens welcomes you! This 3 bedroom, 2 bath townhouse is located in the west end community of Callingwood. This home has been tastefully updated through the years and pride of ownership is evident. Warm hardwood and a gas fireplace make this main floor living room ideal for gatherings. Nice separation leads you up the stairs to your kitchen and dining area. Take your open riser staircase to the next floor and you will find your primary suite with a well appointed ensuite, 2 additional bedrooms round out the top floor. This unit has an attached garage and PLENTY of storage in the basement area. You have a private deck area off your living room that is ideal for lounging on. This is a well run complex with very close proximity to several schools, WEM, parks, and the river valley is only a few minutes drive. One the finest units to come to market in this complex.

Built in 1976

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435990  |
| Price      | \$324,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,214             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 4 Level Split     |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17024 67 Avenue   |
| Area        | Edmonton          |
| Subdivision | Callingwood South |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 1Y8           |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Ceiling 10 ft., Parking-Visitor |
| Parking   | Single Garage Attached          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 20        |
| Condo Fee      | \$386          |

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Listing information last updated on May 13th, 2025 at 8:47am MDT