

## \$229,900 - 326 6703 172 Street, Edmonton

MLS® #E4444424

**\$229,900**

2 Bedroom, 2.00 Bathroom, 980 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Welcome to Wolf Willow Manor®—an inviting 55+ community. This immaculate 2-bed, 2-bath unit offers 980 sq.ft of bright, open living space with a desirable split-bedroom layout for added privacy. Enjoy the spacious, sun-filled south balcony, perfect for morning coffee. The functional kitchen offers plenty of cupboard space and flows seamlessly into the generous dining area and living room, where large windows fill the space with natural light. The unit is complete with A/C, neutral-toned carpet, laminate flooring, and a cozy gas fireplace. Additional features include in-suite laundry, a large storage room, and a well-maintained interior throughout. The building offers impressive amenities including a library, active social and activity rooms with kitchen, pool table and shuffleboard, a workshop, car wash bay, and heated underground parking. Conveniently located near the farmers market, YMCA, library, golf, transit, and Callingwood Mall®—everything you need is just minutes away!

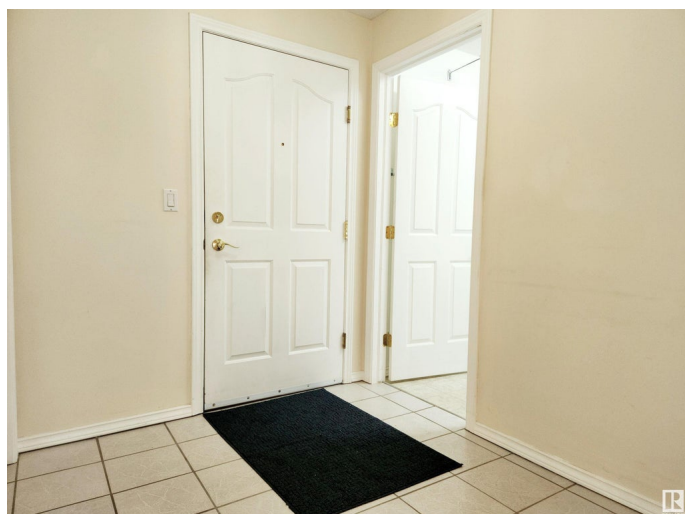
Built in 1999

### Essential Information

MLS® # E4444424

Price \$229,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	326 6703 172 Street
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6H9

### **Amenities**

Amenities	Air Conditioner, Detectors Smoke, Exercise Room, Party Room, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage
Parking	Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Landscaped, Public Transportation, Shopping Nearby

Roof	Clay Tile
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	7
Zoning	Zone 20
Condo Fee	\$528

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 3rd, 2025 at 1:32pm MDT