

## \$199,900 - 203 6703 172 Street, Edmonton

MLS® #E4433941

**\$199,900**

2 Bedroom, 2.00 Bathroom, 1,027 sqft

Condo / Townhouse on 0.00 Acres

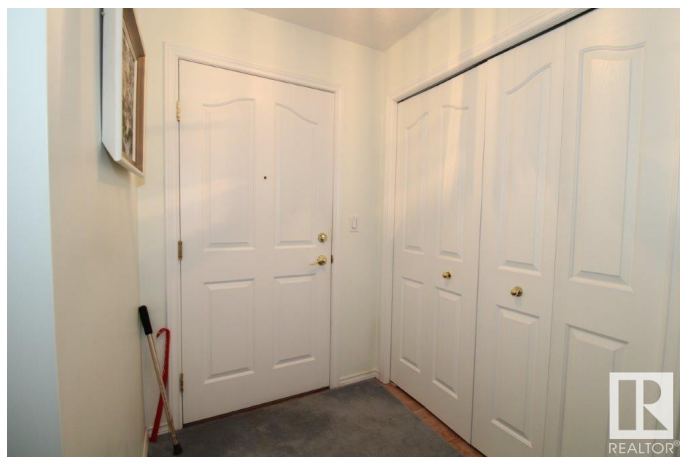
Callingwood South, Edmonton, AB

Located on the second floor in Wolf Willow Manor, a 55+ complex. The unit has two good sized bedrooms and two bathrooms. The kitchen opens to a dining/living area with a corner fireplace. The unit comes with all the appliances, window coverings, and has an in-suite laundry. The balcony is west facing and includes gas hook up for barbecue. The unit also has an assigned underground parking stall with a storage cage. The complex offers an exercise room, games room, social room and car wash. Bus transportation is steps from the main entrance and future WEM LRT station. Condo fees include heat and water.

Built in 1999

### Essential Information

MLS® #	E4433941
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	203 6703 172 Street
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6H9

### Amenities

Amenities	Car Wash, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Social Rooms, Storage-In-Suite, Storage-Locker Room
Parking	Parkade, Single Indoor, Underground

### Interior

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

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Flat Site, Landscaped, Park/Reserve, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Clay Tile
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	8

Zoning	Zone 20
Condo Fee	\$549

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 May 9th, 2025 at 9:47pm MDT