

\$274,900 - 106 6703 172 Street, Edmonton

MLS® #E4462981

\$274,900

2 Bedroom, 2.00 Bathroom, 1,347 sqft
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

This amazing 1345 square foot, extensively upgraded corner unit in Wolf Willow Manor, comes with underground heated parking & storage cage. This bright and spacious home has central AC, insuite laundry, an open-concept floor plan with attractive vinyl plank floors, spacious entrance way, modern island kitchen with stainless steel appliances, living room with fireplace, dining area, 2 bedrooms, 2 bathrooms (including a luxurious ensuite with soaker tub), and a fenced patio. This adult building (55 plus) offers a vast amount of amenities including a car wash, social room, games room, gym, library, workshop, picnic spot and 3 elevators! Enjoy living just a short distance to shops, transit, YMCA, restaurants and more. Truly a unique opportunity thatâ€™s unbeatable value in its category. Quick possession possible.

Built in 1999

Essential Information

MLS® #	E4462981
Price	\$274,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,347
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	On Street Parking, Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Patio, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Workshop, See Remarks
Parking Spaces	1
Parking	Heated, Insulated, Parkade, Underground

Interior

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

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Golf Nearby, Landscaped, Picnic Area, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Clay Tile

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 20th, 2025
Days on Market	8
Zoning	Zone 20
Condo Fee	\$715

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