# \$225,000 - 120 6623 172 Street, Edmonton

MLS® #E4416453

## \$225,000

2 Bedroom, 2.00 Bathroom, 1,194 sqft Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Wonderful opportunity awaits in Country Club Court - a quiet and safe 55+ building with a resort-like feel! This spacious 2bd/2ba ground floor unit is everything you have been looking for! You are welcomed into a large foyer and huge kitchen and dining area. The kitchen is open to the spacious family room, with access to an east facing patio overlooking the gorgeous courtyard. The large primary bedroom features a walk-in closet and 4-piece ensuite. Another spacious bedroom, 3-piece bathroom and laundry room complete the unit. Country Club Court features a gym with sauna, and a social room with pool table and wet bar. Stay warm with a heated underground parking stall and the convenience of a car wash, and a storage cage, and access to a workshop for your tinkering. All this in a fantastic location, on a quiet street close to all amenities; walking distance to Callingwood Marketplace, Lois Hole library, YMCA, schools and quick access to Whitemud and Henday!

Built in 1998

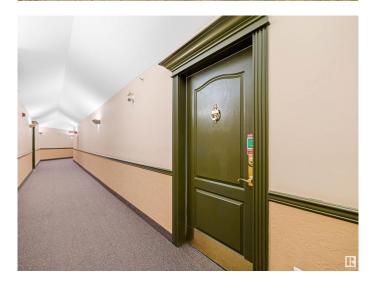
### **Essential Information**

MLS® # E4416453 Price \$225,000

Bedrooms 2
Bathrooms 2.00







Full Baths 2

Square Footage 1,194 Acres 0.00 Year Built 1998

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 120 6623 172 Street

Area Edmonton

Subdivision Callingwood South

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 6J2

## **Amenities**

Amenities Car Wash, Exercise Room, Fire Pit, Patio, Recreation Room/Centre,

Sauna; Swirlpool; Steam, Social Rooms, Vinyl Windows, Workshop,

Storage Cage, Natural Gas BBQ Hookup

Parking Heated, Parkade, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating In Floor Heat System, Natural Gas

# of Stories 3
Stories 1

Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level

Land, Picnic Area, Playground Nearby, Private Setting, Public Swimming

Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **School Information**

Elementary Callingwood/OLOPrairies

Middle Hillcrest/H.E.Beriault

High JasperPlace/St.OscarRomero

### **Additional Information**

Date Listed December 20th, 2024

Days on Market 84

Zoning Zone 20

Condo Fee \$741

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