

# \$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.Berriault
High	JasperPlace/St.OscarRomero

### **Additional Information**

Date Listed	December 20th, 2024
Days on Market	83
Zoning	Zone 20
Condo Fee	\$741

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