

## \$299,888 - 106 6703 172 Street, Edmonton

MLS® #E4448582

**\$299,888**

2 Bedroom, 2.00 Bathroom, 1,344 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Rare corner unit in Wolf Willow Manor: over 1,300 square feet of bright, updated living space. This 2 bed, 2 bath layout is one of the largest in the building and move-in ready. Features include newer vinyl plank flooring, stainless appliances, microwave hood fan, steam dryer, central A/C, and a gas fireplace. Spacious layout with formal dining, large primary bedroom with 3-piece ensuite, jacuzzi soaker tub, walk-in closet, and in-suite laundry with great storage. Enjoy the private patio with screen door in a quiet corner location. This 55+ secure building offers underground parking with storage, workshop, car wash, three elevators, fitness and games rooms, grand social room, library, and picnic area. Condo fees include water, heat and maintenance of the building. Steps to public transit, doctors office, YMCA, parks, restaurants, and shopping at Callingwood Market. A rare floor plan in a great location. Welcome Home!

Built in 1999

### Essential Information

MLS® #	E4448582
Price	\$299,888
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,344
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	Off Street Parking, On Street Parking, Air Conditioner, Car Wash, Club House, Deck, Detectors Smoke, Exercise Room, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Recreation Room/Centre, Security Door, Social Rooms, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Heated, Insulated, Parkade, Stall

### Interior

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

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Clay Tile
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	59
Zoning	Zone 20
Condo Fee	\$715

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Listing information last updated on September 15th, 2025 at 9:02pm MDT