

Courtesy Of Greg Steele Of RE/MAX Excellence

## \$324,900 - 17018 67 Avenue, Edmonton

MLS® #E4427998

**\$324,900**

3 Bedroom, 2.50 Bathroom, 1,194 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Discover upscale living in this fully renovated 4 level split townhome in Lexington Greens. Offering 3 bedrooms, 2.5 baths & a single attached garage, this home features soaring 10'™ ceilings in the living room, spacious windows flooding the area with natural light & a cozy gas fireplace. The chef's™ kitchen is complete with granite counters, gas range, built-in pantry & tile backsplash open to the dining room. Upstairs, the spacious primary suite connects to a spa-like 5pc bath with dual sinks & heated floors. The lower level includes a sleek full bath with walk-in shower, dual shower heads & heated floors plus 2 generous sized additional bedrooms. Additional features include open riser staircase, new furnace, hot water tank, A/C, hardwood & tile flooring, & 1/2 bath. Relax on the large south facing deck, in a private location backing onto trees. Located in quiet, family-friendly Callingwood South, steps to parks, schools, shops, YMCA, Library, Twin Arenas, hospital, West Edmonton Mall, future LRT & more.

Built in 1976

### Essential Information

MLS® #	E4427998
Price	\$324,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	17018 67 Avenue
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1Y8

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Parking-Visitor, Patio
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	4
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Landscaped, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	Our Lady of The Prairies
Middle	H. E. Beriault/Holy Cross
High	Oscar Romero/Jasper Place

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	6
Zoning	Zone 20
Condo Fee	\$386

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