

# \$189,800 - 217 17011 67 Avenue, Edmonton

MLS® #E4437584

**\$189,800**

2 Bedroom, 2.00 Bathroom, 807 sqft

Condo / Townhouse on 0.00 Acres

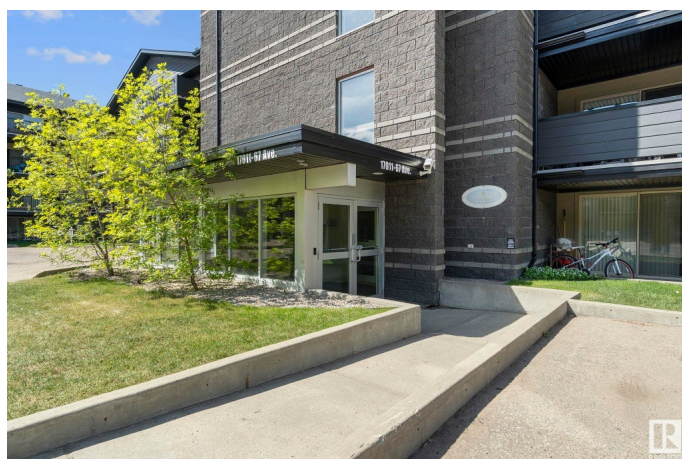
Callingwood South, Edmonton, AB

Great investment opportunity! This tenant-occupied unit offers immediate rental income with the ease of taking over the existing lease for quicker possession. Located in a no-pet building, itâ€™s a low-maintenance choice for investors. Enjoy the practicality of a garbage chute on the floor and two elevators for added convenience. Inside, you'll find recent updates including a fridge (2024) and microwave (2023), blending function with value. The titled parking stall adds everyday ease. Whether you're expanding your portfolio or stepping into ownership for less than renting, this unit is a smart, turnkey buy with strong potential.

Built in 2004

## Essential Information

MLS® #	E4437584
Price	\$189,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	807
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	217 17011 67 Avenue
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6Y6

### Amenities

Amenities	Detectors Smoke
Parking	Heated, Parkade

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 21st, 2025
Days on Market	2
Zoning	Zone 20
Condo Fee	\$435

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Listing information last updated on May 23rd, 2025 at 6:32pm MDT