

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	8
Zoning	Zone 20
Condo Fee	\$386

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