

## \$165,000 - 516 7511 171 Street, Edmonton

MLS® #E4437809

**\$165,000**

1 Bedroom, 1.00 Bathroom, 580 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

WOW. This is a GEM. Step into style & comfort in this meticulously cared for TOP FLOOR 1 bed, 1 bath condo in sought-after Callingwood! Boasting 579sqft of airy, open-concept living, this unit stuns w/ dramatic VAULTED ceilings that flood the space w/ natural light, creating bright atmosphere from the moment you walk in. Fresh newer carpet adds warmth underfoot, while the thoughtfully designed layout includes larger bedroom, in-suite laundry and rare walk-in storage room (nearly 5' x 5')—no more sacrificing space for style! Plus private balcony surrounded by mature trees w/ peekaboo view of downtown. Titled underground parking stall w/ access to a car wash right in the building. LOCATION LOCATION: Minutes to everything—West Edmonton Mall, grocery stores, restaurants, schools, parks & quick access to Whitemud Drive—this location couldn't be more convenient. Perfect for first-time buyers, downsizers, or savvy investors—this is the top-floor opportunity you've been waiting for. Low condo fees of \$330.55

Built in 2004

### Essential Information

MLS® # E4437809

Price \$165,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	580
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	516 7511 171 Street
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6S7

### **Amenities**

Amenities	On Street Parking, Car Wash, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Vaulted Ceiling
Parking Spaces	1
Parking	Heated, Parkade, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	21
Zoning	Zone 20
Condo Fee	\$331

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