

## \$249,900 - 17528 76 Avenue, Edmonton

MLS® #E4454381

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,205 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Located in desirable Callingwood, this updated 3 bedroom, 1.5 bath townhouse combines style and function. The main floor features new vinyl plank throughout, while the upper level offers newer carpet. The recently renovated kitchen boasts all-new soft-close cabinetry, quartz counters, modern sink, plus a built-in pantry with drawers and extra storage across from the dining area. Mason Jars with Edison Bulb light fixture featured in the dining. The bright south-facing living room and fenced yard provide a beautiful view toward Callingwood Park, right next to Callingwood School (K&#6). Upstairs offers a king-sized primary with walk-in closet, two bedrooms, and full bath. Vinyl plank stairs lead you to your basement which includes large storage room, laundry area with sink and access to your private underground parking stall. With central A/C and close proximity to schools, West Edmonton Mall, groceries, amenities, and transit, this move-in ready home is ideal for families, first-time buyers, or investors.

Built in 1972

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4454381  |
| Price    | \$249,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,205             |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17528 76 Avenue   |
| Area        | Edmonton          |
| Subdivision | Callingwood North |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 0H8           |

### Amenities

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Storage-In-Suite, Walkout Basement |
| Parking   | Underground                                                                                                |

### Interior

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                             |
| Stories      | 3                                                                                                                     |
| Has Basement | Yes                                                                                                                   |
| Basement     | Full, Finished                                                                                                        |

### Exterior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Callingwood School  |
| Middle     | Hillcrest School    |
| High       | Jasper Place School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 20           |
| Condo Fee      | \$356             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 10th, 2025 at 11:47am MDT