

## \$264,900 - 17526 76 Avenue, Edmonton

MLS® #E4436835

**\$264,900**

3 Bedroom, 2.00 Bathroom, 1,228 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

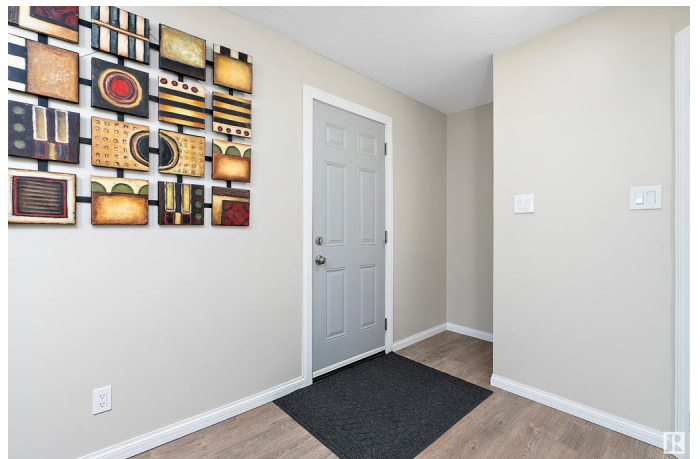
AFFORDABLE investment or starter home opportunity in PRIME location in Callingwood! This 3 bed 2 full bath unit is set against the backdrop of a quiet, treed park-like environment. The main floor is bright and open, perfect for daily life. The kitchen offers a dining area next to the window, flowing through galley style kitchen into the large living area. Natural light pours into the living room through the sliding glass door that opens onto the private back deck, surrounded by trees. The main floor offers additional layout configuration opportunities with a full 3 piece bath, additional laundry hook ups, and doors into the living room to allow for a 4th bedroom. Upstairs are 3 large bedrooms, the primary with a walk in, & an updated 4 piece bathroom. The basement has another window, the laundry, and nearly 300 sq ft of flex room space. And conveniently laid out - the basement leads straight out to your underground parking: secure, heated, & easy access! This adorable unit has it all! Welcome home!

Built in 1972

### Essential Information

MLS® # E4436835

Price \$264,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,228             |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17526 76 Avenue   |
| Area        | Edmonton          |
| Subdivision | Callingwood North |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 0H8           |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Off Street Parking, Deck, Detectors Smoke, Secured Parking |
| Parking Spaces | 1                                                          |
| Parking        | Heated, Parkade, Underground                               |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, 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, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Treed Lot |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stucco                                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 16th, 2025  
Days on Market                32  
Zoning                              Zone 20  
Condo Fee                        \$356

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