

Courtesy Of Sarah R Warrener Of RE/MAX Excellence

## \$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                31  
Zoning                              Zone 20  
Condo Fee                        \$356

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