

Courtesy Of Karim N Keshavjee Of RE/MAX River City

\$274,900 - 106 6703 172 Street, Edmonton

MLS® #E4462981

\$274,900

2 Bedroom, 2.00 Bathroom, 1,347 sqft
Condo / Townhouse on 0.00 Acres

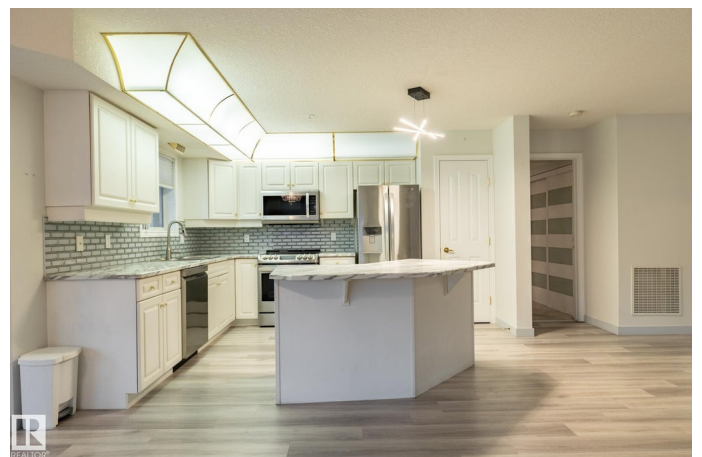
Callingwood South, Edmonton, AB

This amazing 1345 square foot, extensively upgraded corner unit in Wolf Willow Manor, comes with underground heated parking & storage cage. This bright and spacious home has central AC, insuite laundry, an open-concept floor plan with attractive vinyl plank floors, spacious entrance way, modern island kitchen with stainless steel appliances, living room with fireplace, dining area, 2 bedrooms, 2 bathrooms (including a luxurious ensuite with soaker tub), and a fenced patio. This adult building (55 plus) offers a vast amount of amenities including a car wash, social room, games room, gym, library, workshop, picnic spot and 3 elevators! Enjoy living just a short distance to shops, transit, YMCA, restaurants and more. Truly a unique opportunity thatâ€™s unbeatable value in its category. Quick possession possible.

Built in 1999

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4462981 |
| Price | \$274,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,347 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1999 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 106 6703 172 Street |
| Area | Edmonton |
| Subdivision | Callingwood South |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 6H9 |

Amenities

| | |
|----------------|---|
| Amenities | On Street Parking, Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Patio, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Workshop, See Remarks |
| Parking Spaces | 1 |
| Parking | Heated, Insulated, Parkade, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Dryer-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof | Clay Tile |

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

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 20th, 2025 |
| Days on Market | 10 |
| Zoning | Zone 20 |
| Condo Fee | \$715 |

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Listing information last updated on October 30th, 2025 at 12:02am MDT