

## \$225,000 - 69 6220 172 Street, Edmonton

MLS® #E4456920

**\$225,000**

3 Bedroom, 1.50 Bathroom, 1,117 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Duplex styled 3 bedroom condo located at the community of Callingwood South with close proximity to schools, parks, bus and shops. Freshly painted. Newer shingles, windows and patio door. Newer hi efficiency furnace and newer hot water tank. Spacious Living room with large window and patio door to newly painted sundeck and fully fenced backyard. Sunny kitchen with oak cabinets and newer dishwasher. Main floor also comes with 2 pcs bath. Upstairs features 3 bedroom and 4 pcs bath. Large primary bedroom with 2 windows flooded with natural light. 4 pcs bath renovated with ceramic tiled wall from tub to ceiling. Basement partly finished with recreation room, laundry room and utility room with ample storage spaces. Parking just at front. Extra parking stall can be rented from condo board. Excellent location w/easy access to WEM and Whitemud freeway. Quick possession.

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456920  |
| Price      | \$225,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,117             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 69 6220 172 Street |
| Area        | Edmonton           |
| Subdivision | Callingwood South  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5T 3R4            |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Deck                      |
| Parking Spaces | 1                         |
| Parking        | Front Drive Access, Stall |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 2                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Partially Finished                                                                     |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                             |
| Exterior Features | Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Stucco                                                                             |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 20             |
| Condo Fee      | \$436               |

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Listing information last updated on September 21st, 2025 at 2:32am MDT