

Courtesy Of Leah-Mel B Icalla Of MaxWell Polaris

# \$249,900 - 17210 Callingwood Road, Edmonton

MLS® #E4452113

**\$249,900**

3 Bedroom, 2.00 Bathroom, 1,091 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Thoughtfully maintained and designed to maximize natural light and comfort, this bungalow is ready to meet a wide range of adult living needs with ease. The south-facing sunroom is filled with natural light and overlooks a backdrop of mature trees, creating a calm and private retreat. Inside, the main floor features a fully renovated accessible bathroom with a stylish walk-in tiled shower, main floor laundry, and a layout designed for ease of living. The finished basement provides excellent flexibility with a spacious rec area, bedroom, private bathroom, and a storage area with sink. Perfect for accommodating extended family or a live-in caregiver. Updates such as a newer furnace, A/C, carpet, and paint ensure comfort and reliability. This well-kept end unit offers direct access to both unit & visitor parking, making daily life incredibly convenient. Located in a pet-friendly, well-managed 55+ complex known for its strong community feel, this home blends practicality with long-term peace of mind.

Built in 1988

## Essential Information

MLS® # E4452113

Price \$249,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.00
Year Built	1988
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	17210 Callingwood Road
Area	Edmonton
Subdivision	Callingwood South
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5P1

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Commercial, Landscaped, No Back Lane, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Callingwood School
Middle	Hillcrest School
High	Jasper Place School

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	26
Zoning	Zone 20
Condo Fee	\$391

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