

Courtesy Of Jordan C Seitz Of Real Broker

\$259,900 - 17528 76 Avenue, Edmonton

MLS® #E4454381

\$259,900

3 Bedroom, 1.50 Bathroom, 1,205 sqft
Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Located in desirable Callingwood, this updated 3 bedroom, 1.5 bath townhouse combines style and function. The main floor features new vinyl plank throughout, while the upper level offers newer carpet. The recently renovated kitchen boasts all-new soft-close cabinetry, quartz counters, modern sink, plus a built-in pantry with drawers and extra storage across from the dining area. Mason Jars with Edison Bulb light fixture featured in the dining. The bright south-facing living room and fenced yard provide a beautiful view toward Callingwood Park, right next to Callingwood School (K). Upstairs offers a king-sized primary with walk-in closet, two bedrooms, and full bath. Vinyl plank stairs lead you to your basement which includes large storage room, laundry area with sink and access to your private underground parking stall. With central A/C and close proximity to schools, West Edmonton Mall, groceries, amenities, and transit, this move-in ready home is ideal for families, first-time buyers, or investors.

Built in 1972

Essential Information

MLS® #	E4454381
Price	\$259,900
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,205
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	17528 76 Avenue
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0H8

Amenities

Amenities	Air Conditioner, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Storage-In-Suite, Walkout Basement
Parking	Underground

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, 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, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Callingwood School
Middle	Hillcrest School
High	Jasper Place School

Additional Information

Date Listed	August 22nd, 2025
Days on Market	6
Zoning	Zone 20
Condo Fee	\$356

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