

## \$139,900 - 431 7511 171 Street, Edmonton

MLS® #E4440388

**\$139,900**

1 Bedroom, 1.00 Bathroom, 583 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Welcome to your new home! A bright and inviting 1-bedroom, 1-bathroom condo offering 583 sq ft of well-designed living space. Freshly painted, professionally cleaned (carpets steam-cleaned too), it's waiting for you to move in. Located on the 4th floor, this west-facing unit with sunny balcony boasts peaceful park views and an abundance of natural light. The open-concept layout features a clean white kitchen, cozy carpet and low-maintenance lino flooring, and a spacious living area perfect for relaxing or entertaining. Additional highlights include convenient in-suite storage, a full 4-piece bathroom, and a heated underground parking stall — ideal for Edmonton winters. Enjoy easy access to walking trails, shopping, transit, and more from this well-maintained, move-in ready home. Whether you're a first-time buyer, downsizer, or savvy investor, this unit offers incredible value in a fantastic West Edmonton location.

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440388  |
| Price      | \$139,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 583                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 431 7511 171 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood North   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6S7             |

### Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | Intercom, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite |
| Parking   | Underground                                                                                               |

### Interior

|              |                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                                                                          |
| # of Stories | 5                                                                                                                          |
| Stories      | 5                                                                                                                          |
| Has Basement | Yes                                                                                                                        |
| Basement     | None, No Basement                                                                                                          |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 20        |
| Condo Fee      | \$331          |

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Listing information last updated on June 16th, 2025 at 11:47pm MDT