

# \$249,900 - 17528 76 Av Nw, Edmonton

MLS® #E4454381

**\$249,900**

3 Bedroom, 2.00 Bathroom, 1,205 sqft  
Single Family on 0.06 Acres

Callingwood North, Edmonton, Alberta

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&#6). 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. (id:6289)

Built in 1972

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4454381  |
| Price     | \$249,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                    |
|----------------|--------------------|
| Half Baths     | 1                  |
| Square Footage | 1,205              |
| Acres          | 0.06               |
| Year Built     | 1972               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17528 76 Av Nw    |
| Subdivision | Callingwood North |
| City        | Edmonton          |
| Province    | Alberta           |
| Postal Code | T5T0H8            |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Park, Golf Course, Playground, Public Transit, Schools, Shopping |
| Features  | Treed, No Smoking Home                                           |
| Parking   | Underground                                                      |

### Interior

|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener, Microwave Range Hood Combo, Refrigerator, Stove, Washer, Window Coverings |
| Heating      | Forced air                                                                                                       |
| # of Stories | 2                                                                                                                |
| Has Basement | Yes                                                                                                              |
| Basement     | Walk out                                                                                                         |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|



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