

\$279,500 - 7605 176 Street, Edmonton

MLS® #E4445636

\$279,500

3 Bedroom, 1.50 Bathroom, 1,128 sqft
Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Welcome to this charming townhouse in the heart of Callingwood North's Willowdale Village—a fantastic opportunity for first-time homeowners or growing families. Enjoy unbeatable convenience just minutes from schools, the YMCA, dog parks, West Edmonton Mall, public transit, and a variety of shopping options. Step inside to find brand-new vinyl plank flooring throughout the main floor, creating a warm and inviting atmosphere. The updated kitchen features a new stainless steel fridge and stove, generous cabinet space, and a practical layout perfect for everyday living. Upstairs, you'll find three spacious bedrooms, including a primary bedroom with a large closet. Additional highlights include new light fixtures, fresh paint, new laminate flooring in the basement, and a single attached garage for added convenience. The hot water tank was replaced in 2019. With tasteful updates and a fantastic location, this move-in ready home is the perfect blend of comfort, style, and accessibility.

Built in 1972

Essential Information

| | |
|--------|-----------|
| MLS® # | E4445636 |
| Price | \$279,500 |



| | |
|----------------|-------------------|
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,128 |
| Acres | 0.00 |
| Year Built | 1972 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 7605 176 Street |
| Area | Edmonton |
| Subdivision | Callingwood North |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 0J4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | No Smoking Home |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |

Foundation Concrete Perimeter

Additional Information

Date Listed July 3rd, 2025
Days on Market 3
Zoning Zone 20
Condo Fee \$372

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