

## \$239,900 - 62 6220 172 Street, Edmonton

MLS® #E4451711

**\$239,900**

2 Bedroom, 1.00 Bathroom, 550 sqft

Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

Charming freshly painted with new flooring end unit condo. Perfectly situated in a prime location backing onto a park and two school grounds. This updated 2 bedroom, 1 bath condo features a unique layout with high ceilings, and patio doors that open to a spacious balcony-like deck complete with stairs leading to a generous yard - ideal for trampoline and play area. With low condo fees and move-in ready condition, this home is perfect for a small family or couple. Enjoy the convenience of a parking stall right outside your unit.

Built in 1981

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4451711          |
| Price          | \$239,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 550               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bi-Level          |
| Status         | Active            |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 62 6220 172 Street |
| Area        | Edmonton           |
| Subdivision | Callingwood South  |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5T 3R4            |

## Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Deck, Detectors Smoke |
| Parking Spaces | 1                     |
| Parking        | Stall                 |

## Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                             |
| Stories      | 2                                                                     |
| Has Basement | Yes                                                                   |
| Basement     | Full, Finished                                                        |

## Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Stucco                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 20          |
| Condo Fee      | \$271            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 24th, 2025 at 7:02pm MDT