

\$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 7
Zoning Zone 20
Condo Fee \$372

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 July 10th, 2025 at 8:02pm MDT