

# \$274,900 - 106 6703 172 Street, Edmonton

MLS® #E4462981

## \$274,900

2 Bedroom, 2.00 Bathroom, 1,347 sqft  
Condo / Townhouse on 0.00 Acres

Callingwood South, Edmonton, AB

This amazing 1345 square foot, extensively upgraded corner unit in Wolf Willow Manor, comes with underground heated parking & storage cage. This bright and spacious home has central AC, insuite laundry, an open-concept floor plan with attractive vinyl plank floors, spacious entrance way, modern island kitchen with stainless steel appliances, living room with fireplace, dining area, 2 bedrooms, 2 bathrooms (including a luxurious ensuite with soaker tub), and a fenced patio. This adult building (55 plus) offers a vast amount of amenities including a car wash, social room, games room, gym, library, workshop, picnic spot and 3 elevators! Enjoy living just a short distance to shops, transit, YMCA, restaurants and more. Truly a unique opportunity thatâ€™s unbeatable value in its category. Quick possession possible.

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462981  |
| Price          | \$274,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,347     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1999                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 106 6703 172 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood South   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6H9             |

### Amenities

|                |                                                                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Patio, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Workshop, See Remarks |
| Parking Spaces | 1                                                                                                                                                                                                           |
| Parking        | Heated, Insulated, Parkade, Underground                                                                                                                                                                     |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Dryer-Two |
| Heating           | Forced Air-1, Natural Gas                                                             |
| Fireplace         | Yes                                                                                   |
| Fireplaces        | Mantel                                                                                |
| # of Stories      | 4                                                                                     |
| Stories           | 1                                                                                     |
| Has Basement      | Yes                                                                                   |
| Basement          | None, No Basement                                                                     |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                              |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Clay Tile                                                                                        |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 20            |
| Condo Fee      | \$715              |

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 October 31st, 2025 at 9:17pm MDT