

## \$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                11  
Zoning                              Zone 20  
Condo Fee                        \$372

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