

## \$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                4  
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 7th, 2025 at 9:47am MDT