



Edmonton Alberta

\$208,900

Impeccably maintained 2 bedroom, 2 bath bungalow in the well-managed 45+ complex of Callingwood Village. This lovely END UNIT boasts an open concept design with the kitchen opening onto the dining and living room. 2 spacious bedrooms, a full bath and the laundry room are conveniently located on the main floor. The basement is home to a large rec room, a hobby room with ample storage space and a flex room that would make a great home office or play room for the grandkids. Excellent value for your money, allowing you to upgrade over time or enjoy this spotless unit as is for years to come. Condo fees remain reasonable while you still enjoy the luxury of having the landscaping & snow removal taken care of for you. The unit also features a single attached garage, newer high efficient furnace & newer shingles. Callingwood Village is within walking distance to Callingwood Shopping Center, the Farmer's Market, Jamie Platz YMCA, bus routes and only a 2 minute drive to both the Whitemud Fwy and the Anthony Henday. (id:6769)

Recreation room 8.14 m X 4.03 m

Office 3.98 m X 3.44 m

Living room 4.55 m X 4.04 m

Dining room 4.55 m X 2.18 m

Kitchen 3.39 m X 2.69 m

Primary Bedroom 4.94 m X 3.13 m

Bedroom 2 3.28 m X 3.73 m

Laundry room



Robert J. Leishman

RE/MAX Excellence

Phone: (780) 481-2950

<http://www.robleishman.com>



YEGPro
REALTY

YEGPro Realty

203, 10432-123 Street, Edmonton,
AB, T5N 1N7

Phone: 780-263-7776

paige@paigebourgeois.com