

## \$449,000 - 7715 173 Street, Edmonton

MLS® #E4439513

**\$449,000**

4 Bedroom, 3.00 Bathroom, 1,480 sqft

Single Family on 0.00 Acres

Callingwood North, Edmonton, AB

UPDATED AND WELL KEPT 1480 SQ FT 3 BEDROOM BUNGALOW IS IN GREAT MODERNIZED CONDITION. FEATURES HARDWOOD FLOORS IN THE KITCHEN AND SUNKEN FAMILY ROOM (COMPLETE W/TYNDALL STONE FIREPLACE & PATIO DOORS TO REAR DECK), RENOVATED KITCHEN & BATH, NEWER FURNACE & HWT (2023) COMPLIMENTED BY TRIPLE-GLAZED WINDOWS. FINISHED LOWER LEVEL WITH HUGE REC ROOM, MASSIVE EXTRA BEDROOM AND 3 PCE BATH. COMES WITH 24 X 24 OVERSIZE DOUBLE GARAGE AND EXTENDED DRIVEWAY (CAN PARK 3+ EXTRA CARS). REAR DECK IN THE LOVELLY BACK YARD. SUPERB QUIET LOCATION WALKING DISTANCE FROM THE MULTY USE CALLINWOOD PARK AND REC CENTRE W/SPORT FACILITIES, ELEMENTARY & HIGH SCHOOL. NEAR ALL MAJOR SHOPPING AND BUSINESS SERVICE S. YOU DONâ€™T WANT TO MISS THIS ONE.

Built in 1973

### Essential Information

MLS® #	E4439513
Price	\$449,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,480
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7715 173 Street
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0E5

### **Amenities**

Amenities	Deck, Parking-Extra, Vinyl Windows
Parking Spaces	5
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	None, Finished

### **Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 20

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Listing information last updated on June 16th, 2025 at 12:17am MDT