

# \$199,250 - 502 7511 171 Street, Edmonton

MLS® #E4447554

**\$199,250**

2 Bedroom, 2.00 Bathroom, 761 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Welcome to The Westridge! This 2 bedroom top floor unit has everything you need to make a perfect home! With new kitchen appliances, luxury vinyl flooring, cozy suite is ready for you to move right in. The kitchen is decorated beautifully with modern paint colors, and modern cabinets making it very warm and inviting! There is a large storage room, an in-suite laundry and a balcony to sit and enjoy the sun. One underground, heated parking stall completes the package. This building is located in a great west end location and is close to schools and shopping.

Built in 2004

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447554               |
| Price          | \$199,250              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 761                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 502 7511 171 Street |
| Area        | Edmonton            |
| Subdivision | Callingwood North   |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5S 1E7             |

## Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Car Wash, Intercom, Parking-Visitor, Secured Parking, Security Door, Television Connection |
| Parking   | Underground                                                                                |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| # of Stories      | 5                                                                                            |
| Stories           | 1                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | None, No Basement                                                                            |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Commercial, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Unknown                                                                                                 |
| Construction      | Wood, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 13th, 2025 |
| Days on Market | 74              |
| Zoning         | Zone 20         |
| Condo Fee      | \$425           |

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