

## \$229,000 - 105 Woodstock, Edmonton

MLS® #E4433970

**\$229,000**

3 Bedroom, 1.50 Bathroom, 944 sqft

Condo / Townhouse on 0.00 Acres

Callingwood North, Edmonton, AB

Cute two story townhome with fully finished basement, good sized private and fenced back yard, facing south. You also have your own parking pad right next to your front entry.

Location within the complex is ideal being just a few units in as you enter the complex.

Ideally located in the community of Callingwood with quick access to Whitemud Freeway and close proximity to a wide variety of amenities including West Edmonton Mall and major rec centre. There is a large living room, kitchen, dining area and two piece bath on the main floor. The patio doors off the living room open up onto a good size deck and yard.

The upper level has three bedrooms and a four piece bath. Lower level has a good size family room and storage/laundry room. Flooring is a combination of plank, carpet and lino which are all in excellent condition.

Furnace has also been upgraded to a high efficiency model. Show with confidence!

Built in 1972

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433970  |
| Price      | \$229,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 944               |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 105 Woodstock     |
| Area        | Edmonton          |
| Subdivision | Callingwood North |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 0H6           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 1   |
| Parking        | Front Drive Access, Parking Pad Cement/Paved  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal, Stucco   |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Metal, Stucco   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 5             |
| Zoning         | Zone 20       |
| Condo Fee      | \$360         |

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Listing information last updated on May 6th, 2025 at 7:32am MDT