

## \$385,000 - 7720 175 Street, Edmonton

MLS® #E4450754

### \$385,000

4 Bedroom, 1.50 Bathroom, 1,326 sqft

Single Family on 0.00 Acres

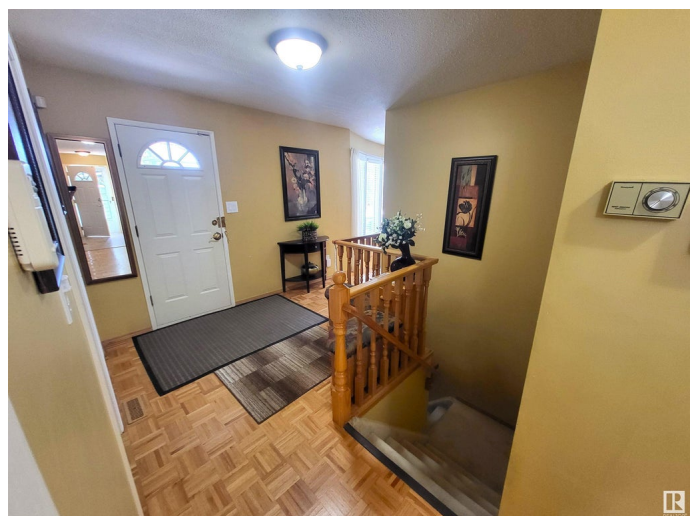
Callingwood North, Edmonton, AB

Discover this stunning 1200 sq ft Callingwood North bungalow, radiating pride of ownership with same owner for almost 20 years! Nestled on a massive 500+ sq m lot, this 4-bed, 2-bath gem is steps from the YMCA, arena, schools, and all amenities. Gleaming parquet flooring, sunlight flows through the front bay windows for a bright layout, complemented by newer shingles, windows, and updated white appliances. The fully fenced backyard boasts a cherry tree, garden area (currently w raspberry bushes), and two sheds with tools sold as-is. Downstairs features; a study, a rec room with bar, a serious workshop, a big cold storage, and a spacious laundry room for that unbeatable functionality. This meticulously maintained home, perfect for families or investors, blends modern upgrades with timeless charm. Eye catching curb appeal, clean solid home / property that just needs the next owners magic touch.

Built in 1972

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450754  |
| Price      | \$385,000 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,326                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7720 175 Street   |
| Area        | Edmonton          |
| Subdivision | Callingwood North |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 0G8           |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | No Garage, RV Parking                                                                    |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Stories           | 2                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Finished                                                                                                          |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                               |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Stucco                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                         |

**Additional Information**

Date Listed            August 1st, 2025  
Days on Market       2  
Zoning                 Zone 20

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