

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

MLS® #E4450754

**\$385,000**

4 Bedroom, 1.50 Bathroom, 1,326 sqft  
Single Family on 0.00 Acres

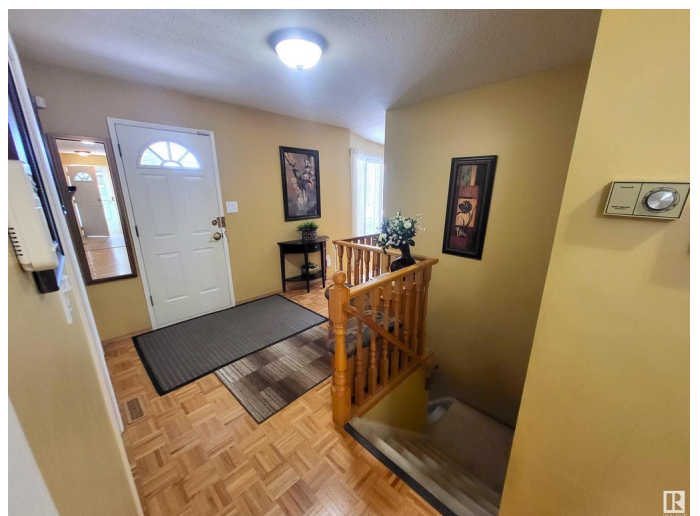
Callingwood North, Edmonton, AB

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       1  
Zoning                 Zone 20

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