# \$199,900 - 465 Abbottsfield Road, Edmonton

MLS® #E4433591

#### \$199,900

3 Bedroom, 1.50 Bathroom, 1,065 sqft Condo / Townhouse on 0.00 Acres

Abbottsfield, Edmonton, AB

Welcome to Courtney Court in Abbottsfield! This fully renovated condo is move-in ready with fresh paint, new flooring, carpets, light fixtures, window screens, kitchen cabinets, and brand new appliancesâ€"including fridge, stove, dishwasher, microwave, washer, and a gently used dryer. Bathrooms feature new sinks, faucets, toilets, and a new bathtub. Additional updates include mirrored closet doors and new door locks. Located in a clean, well-maintained community with easy access to Anthony Henday, Yellowhead Trail, Wayne Gretzky Drive, and Victoria Trail. Parks, schools, and shopping are all nearby. A perfect starter home or investment opportunityâ€"ready for its new owners!



#### **Essential Information**

MLS® # E4433591 Price \$199,900

Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

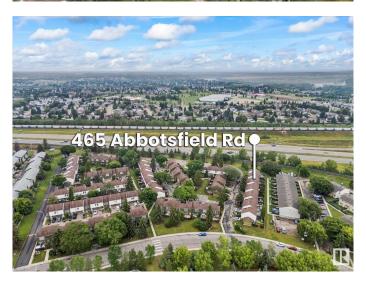
Square Footage 1,065

Acres 0.00

Year Built 1972







Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

## **Community Information**

Address 465 Abbottsfield Road

Area Edmonton
Subdivision Abbottsfield
City Edmonton
County ALBERTA

Province AB

Postal Code T5W 4R3

#### **Amenities**

Amenities Hot Water Natural Gas, No Smoking Home, Parking-Visitor

Parking Spaces 1

Parking Stall

#### Interior

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby,

Partially Fenced

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 1st, 2025

Days on Market 2

Zoning Zone 23

### Condo Fee \$256

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Listing information last updated on May 3rd, 2025 at 5:47am MDT