

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

MLS® #E4433591

**\$199,900**

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

Abbotsfield, Edmonton, AB

Welcome to Courtney Court in Abbotsfield! This fully renovated condo is move-in ready with fresh paint, new flooring, carpets, light fixtures, window screens, kitchen cabinets, and brand new appliances—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 opportunity—ready for its new owners!

Built in 1972

## 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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