

## \$171,500 - 603 Abbottsfield Road, Edmonton

MLS® #E4431485

**\$171,500**

3 Bedroom, 1.00 Bathroom, 1,067 sqft

Condo / Townhouse on 0.00 Acres

Abbottsfield, Edmonton, AB

Welcome to the well maintained, quiet complex of Courtney Court. This updated unit is conveniently located at the end of the complex with easy access to the main road. Property parking is directly outside the front door. Inside, you'll enjoy recent upgrades and three, fully finished levels. The main floor was recently repainted and has laminate flooring throughout. Vinyl windows each floor. Perfect galley kitchen with ample cupboard and counter space. Amazing walk in pantry, or could be used as a flex space of any sort. Excellent outdoor area - extremely private, fully fenced yard with gate access. Fully finished basement with tons of storage and dedicated laundry area. All three bedrooms are a great size with full closets. This functional property would be excellent for the first time buyer or investment portfolio. Walking distance to Abbottsfield Park and Rec Centre. Minutes from all the amenities of Beverly. Good proximity to the Yellowhead, Henday and downtown. Nothing to do here but move in!

Built in 1972

### Essential Information

MLS® # E4431485

Price \$171,500



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,067
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	603 Abbottsfield Road
Area	Edmonton
Subdivision	Abbottsfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4R3

### **Amenities**

Amenities	On Street Parking, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Stall

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	14
Zoning	Zone 23
Condo Fee	\$260

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 10:18am MDT