

\$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 | 9 |
| Zoning | Zone 23 |
| Condo Fee | \$260 |

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