

## \$249,900 - 45 Woodvale Village, Edmonton

MLS® #E4445644

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,038 sqft

Condo / Townhouse on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Welcome to this beautifully renovated two storey townhouse in the family friendly neighbourhood of Greenview! Located near parks, schools, and shopping, with quick access to major routes without the noise. This home offers both convenience and comfort. Just a short drive to the nearby golf course and Strathcona Industrial Park. Inside, enjoy fresh renovations and brand-new appliances. Whether you're a first-time buyer, growing family, or investor, this move-in ready home is a great opportunity in a sought-after location. Some photos digitally staged

Built in 1978

### Essential Information

MLS® #	E4445644
Price	\$249,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,038
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey



Status	Active
--------	--------

### Community Information

Address	45 Woodvale Village
Area	Edmonton
Subdivision	Greenview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1W4

### Amenities

Amenities	Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Landscaped, No Back Lane, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Greenview School
Middle	Hillview School Elementry

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	8

Zoning	Zone 29
Condo Fee	\$369

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 July 11th, 2025 at 5:17pm MDT