

## \$244,500 - 45 Woodvale Village, Edmonton

MLS® #E4445644

**\$244,500**

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          | \$244,500         |
| 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 | 55             |

|           |         |
|-----------|---------|
| 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 August 27th, 2025 at 6:47pm MDT