

\$179,900 - 774 Abbottsfield Road, Edmonton

MLS® #E4418729

\$179,900

3 Bedroom, 1.50 Bathroom, 946 sqft

Condo / Townhouse on 0.00 Acres

Abbottsfield, Edmonton, AB

Attention First-Time Buyers! Discover exceptional value in this 3-bedroom end-unit townhome in Abbottsfield. The main floor boasts an open concept layout with laminate flooring, a spacious kitchen with plenty of cabinets and ample counter space, and a dining area adjacent to the kitchen. Upstairs, there are three generously sized bedrooms. Additional features include a single attached carport and a prime location close to numerous schools, shopping centers, Yellowhead Trail, Rundle Park, and Sun Ridge Ski Hill

Built in 1972

Essential Information

| | |
|----------------|-------------------|
| MLS® # | E4418729 |
| Price | \$179,900 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 946 |
| Acres | 0.00 |
| Year Built | 1972 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |



| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|-----------------------|
| Address | 774 Abbottsfield Road |
| Area | Edmonton |
| Subdivision | Abbottsfield |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 4R4 |

Amenities

| | |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking | Single Carport |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Asphalt |
| Exterior Features | Corner Lot, Golf Nearby, Hillside, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Asphalt |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------|
| Elementary | Abbott School |
| Middle | Ivor Dent School |
| High | Eastglen School |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 21st, 2025 |
| Days on Market | 109 |
| Zoning | Zone 23 |

Condo Fee \$207



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