

## \$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	89
Zoning	Zone 23

Condo Fee                \$207



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 April 20th, 2025 at 2:02pm MDT