

# \$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 | 146                |
| Zoning         | Zone 23            |

Condo Fee                \$207



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