

## **\$188,000 - 892 Abbottsfield Road, Edmonton**

MLS® #E4429304

### **\$188,000**

3 Bedroom, 1.50 Bathroom, 996 sqft

Condo / Townhouse on 0.00 Acres

Abbottsfield, Edmonton, AB

INVESTOR or FIRST TIME BUYER MUST SEE! 3BDRM 1.5BATH. New Kitchen countertops and undermount sink and more upgrades. Whether you work in South Edmonton, Sherwood Park, Fort Saskatchewan or the Military base this home is just off of Victoria Trail which has easy access to the Yellowhead and Henday!! This townhome is conveniently located close to schools, transportation and shopping. Has recent updates throughout. Living room enters into backyard which backs on to greenspace. The condo has VERY LOW CONDO FEES at only \$200/month. The entrance level is finished - so you can use it as an office or extra storage. This property is steps away from Abbott School as well as a playground, transportation stops are just outside the complex on the road, shopping with a No Frills, public library and so many other amenities nearby.

Built in 1972

### **Essential Information**

MLS® #	E4429304
Price	\$188,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	996
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 and Half Storey
Status	Active

### Community Information

Address	892 Abbottsfield Road
Area	Edmonton
Subdivision	Abbottsfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4R4

### Amenities

Amenities	See Remarks
Parking	Single Carport

### Interior

Appliances	Dishwasher-Built-In, Refrigerator
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 5th, 2025
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Days on Market	26
Zoning	Zone 23
Condo Fee	\$200

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