# \$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

Year Built

Square Footage 996

Acres 0.00

Type Condo / Townhouse

1972

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, Refriger

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Partial, Finished

# **Exterior**

Exterior Wood, Stucco

Exterior Features Backs Onto Park/Trees.

Nearby

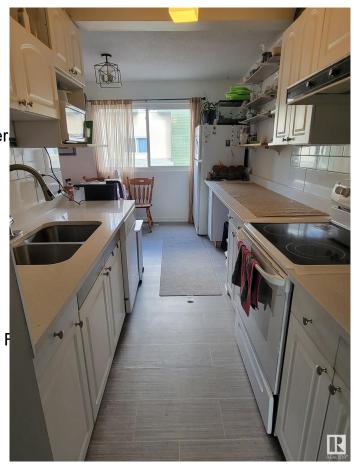
Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 5th, 2025





Days on Market 15

Zoning Zone 23

Condo Fee \$200

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 10:17am MDT