

# \$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 80  
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 11th, 2025 at 9:02am MDT