

Courtesy Of Dustin Batuik and Rosanne Gevy Of Sterling Real Estate

# \$189,900 - 702 Abbottsfield Road, Edmonton

MLS® #E4425617

**\$189,900**

3 Bedroom, 1.50 Bathroom, 1,125 sqft  
Condo / Townhouse on 0.00 Acres

Abbottsfield, Edmonton, AB

NICELY UPDATED & Affordable Townhome featuring LOW CONDO Fees of \$200/Month with a Covered Parking Stall! Here in "Riverridge Townhomes" this 3 Bedroom presents a Great Floor Plan with a spacious living room, roomy dining area, large primary bedroom & tons of ground floor storage! Nicely updated with dark vinyl flooring, a modern colour scheme & an updated kitchen featuring stainless steel appliances with the bonus of an extended kitchen with Added Counter-Top Space & Extra kitchen cabinets! The bathrooms have also been updated & feature choice modern decor as well! The coming Spring & Summer days ahead will be Best enjoyed in the units rear Fenced yard requiring your future touches! This unit presents an Excellent Value that would be Perfect for the first Home Buyers & Investors seeking Good Sized Square Footage & Storage! Located in N.E Edmonton close to Schools, Transit & Tons of Shopping! Quick Possession Available



Built in 1972

## Essential Information

MLS® #	E4425617
Price	\$189,900
Bedrooms	3
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	1,125
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	702 Abbottsfield Road
Area	Edmonton
Subdivision	Abbottsfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4R4

### Amenities

Amenities	No Animal Home, No Smoking Home, Storage-In-Suite
Parking Spaces	1
Parking	Front Drive Access, Single Carport, Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 12th, 2025
Days on Market	23
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 4th, 2025 at 8:32pm MDT