

## \$184,900 - 768 Abbottsfield Road, Edmonton

MLS® #E4448854

**\$184,900**

3 Bedroom, 1.50 Bathroom, 940 sqft

Condo / Townhouse on 0.00 Acres

Abbottsfield, Edmonton, AB

Beautifully renovated turn-key 3-bedroom, 1.5-bathroom condo in the Abbottsfield neighborhood. Just off of the Yellowhead, Anthony Henday, and close to public transportation. Convenient and notable features include a fully fenced yard that is perfect for children, pets or as a place for all your garden grown food. There's a parking port for your car to get keep you out of the rain \* snow. Not to mention an oversized primary bedroom with a walk-in closet & 2 more bedrooms on the upper floor. Immediate possession possible, \$199.50 condo fees. Located just minutes from Rundle Park, a local favorite offering a wide range of activities, including disc golf, beach volleyball, and scenic walking trails. Abbottsfield Park features playgrounds and sports fields. Close to excellent schools, including Abbott School and St. Bernadette Catholic School. With low condo fees and proximity to shopping, dining, & public transit. This property is perfect for first-time buyers, young families, or those looking to downsize.

Built in 1972

### Essential Information

MLS® # E4448854

Price \$184,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 940               |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 768 Abbottsfield Road |
| Area        | Edmonton              |
| Subdivision | Abbottsfield          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5W 4R4               |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Off Street Parking, No Smoking Home, Vinyl Windows |
| Parking   | Front Drive Access, Single Carport                 |

### Interior

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

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Stucco                                                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 20th, 2025  
Days on Market                16  
Zoning                              Zone 23  
Condo Fee                        \$200

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