

## \$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

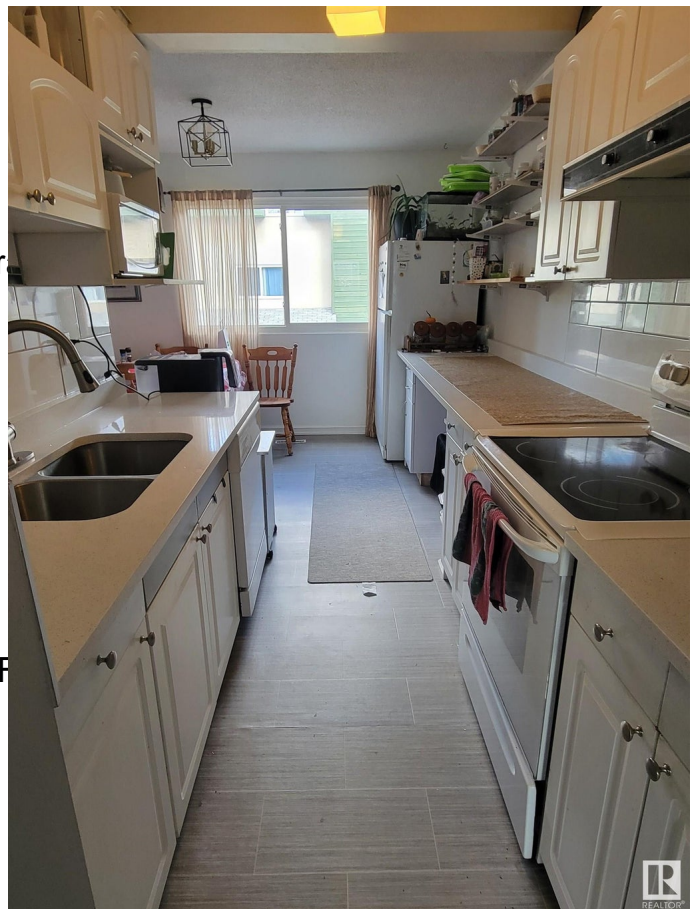
|              |                                   |
|--------------|-----------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator |
| Heating      | Forced Air-1, Natural Gas         |
| Stories      | 3                                 |
| Has Basement | Yes               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



|                |         |
|----------------|---------|
| Days on Market | 15      |
| Zoning         | Zone 23 |
| Condo Fee      | \$200   |

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Listing information last updated on April 20th, 2025 at 9:31am MDT