

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

MLS® #E4448854

**\$184,900**

3 Bedroom, 1.50 Bathroom, 961 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	961
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                7  
Zoning                              Zone 23  
Condo Fee                        \$200

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