

Courtesy Of Tiffany Mclellan Of RE/MAX Elite

## **\$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

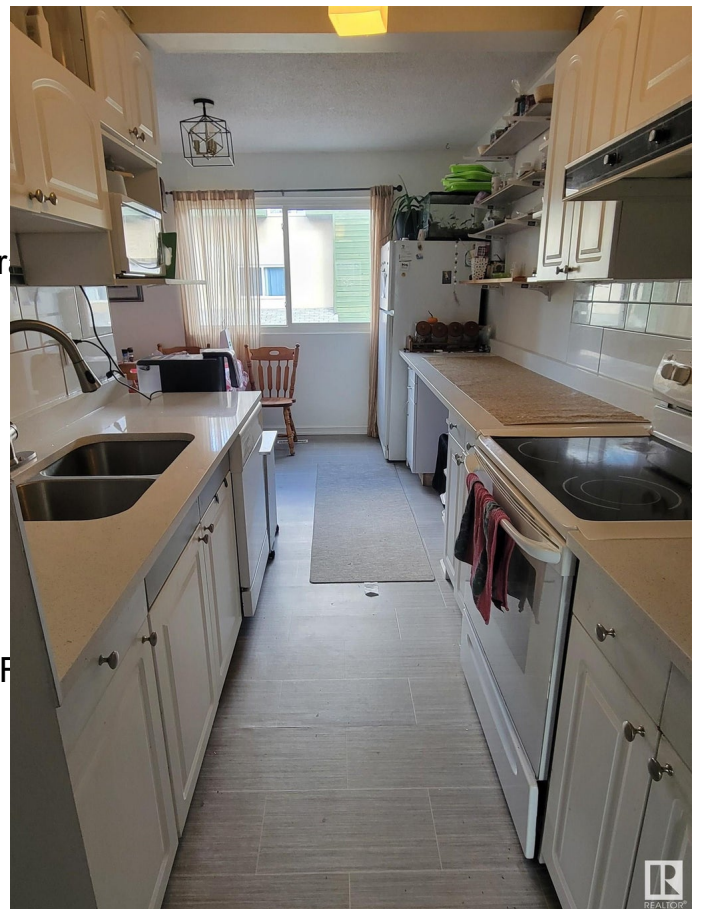
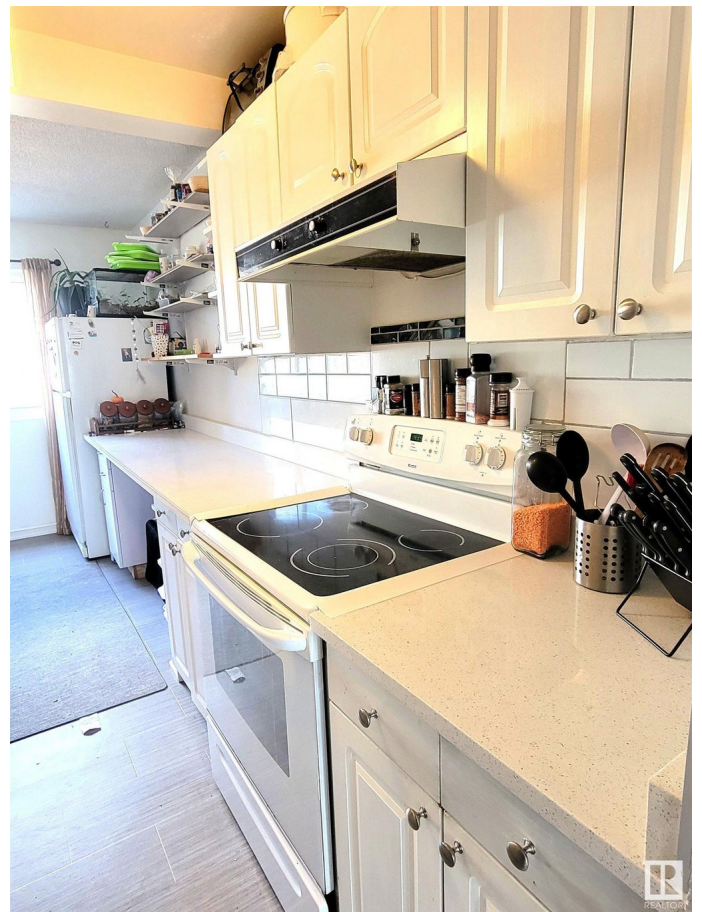
Appliances Dishwasher-Built-In, Refrigerator  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Partial, Finished

### Exterior

Exterior Wood, Stucco  
Exterior Features Backs Onto Park/Trees, F  
Nearby  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 5th, 2025



Days on Market	18
Zoning	Zone 23
Condo Fee	\$200

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Listing information last updated on April 23rd, 2025 at 5:32am MDT