

\$184,000 - 528 Abbottsfield Road, Edmonton

MLS® #E4445446

\$184,000

3 Bedroom, 1.00 Bathroom, 1,066 sqft

Condo / Townhouse on 0.00 Acres

Abbottsfield, Edmonton, AB

ATTENTION INVESTORS & FIRST TIME BUYERS! Welcome to your ideal opportunity! This well maintained 3-bedroom townhouse offers the perfect blend of comfort and potential. Step inside to discover a spacious main floor, ideal for both relaxing and entertaining. Upstairs, 3 spacious bedrooms await, along with a convenient 4-piece bathroom. Outside, the fenced backyard with a concrete block patio is perfect for family gatherings or outdoor relaxation. Situated in a sought-after complex with **LOW CONDO FEES**, this home is within walking distance to schools, shopping, and transit, making it an attractive option for investors and first-time buyers alike. Easy access to Yellowhead and Anthony Henday!

Built in 1972

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4445446 |
| Price | \$184,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,066 |
| Acres | 0.00 |
| Year Built | 1972 |



| | |
|----------|-------------------|
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 528 Abbottsfield Road |
| Area | Edmonton |
| Subdivision | Abbottsfield |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 4R3 |

Amenities

| | |
|-----------|-----------------|
| Amenities | Parking-Visitor |
| Parking | Stall |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood |
| Exterior Features | Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 13 |
| Zoning | Zone 23 |
| Condo Fee | \$261 |

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