

\$198,900 - 523 Abbottsfield Road, Edmonton

MLS® #E4448487

\$198,900

3 Bedroom, 1.00 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

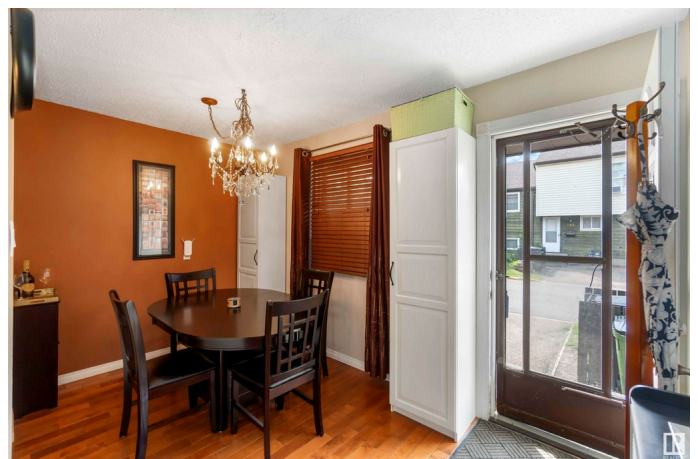
Abbottsfield, Edmonton, AB

Fully Developed 3-Bedroom Townhouse in a Convenient Location! This well-maintained townhouse offers great value and a prime location with easy access to both the Anthony Henday and Yellowhead. The bright kitchen features granite countertops, newer cabinetry, and stainless steel appliances, with hardwood flooring extending into the dining area. Upstairs youâ€™ll find 3 comfortable bedrooms and a full 4-piece bathroom. The finished basement includes a cozy family room, a laundry area, and additional storage space. Outside, enjoy a low-maintenance yardâ€”perfect for relaxing or entertaining without the upkeep. A fantastic opportunity for first-time buyers or investors!

Built in 1972

Essential Information

MLS® #	E4448487
Price	\$198,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,012
Acres	0.00
Year Built	1972
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	523 Abbottsfield Road
Area	Edmonton
Subdivision	Abbottsfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4R3

Amenities

Amenities	Parking-Visitor, Vinyl Windows
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 17th, 2025
Days on Market	10
Zoning	Zone 23
Condo Fee	\$261

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 27th, 2025 at 10:32am MDT