

## \$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	9
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 12th, 2025 at 12:48pm MDT