# \$179,000 - 684 Abbottsfield Road, Edmonton

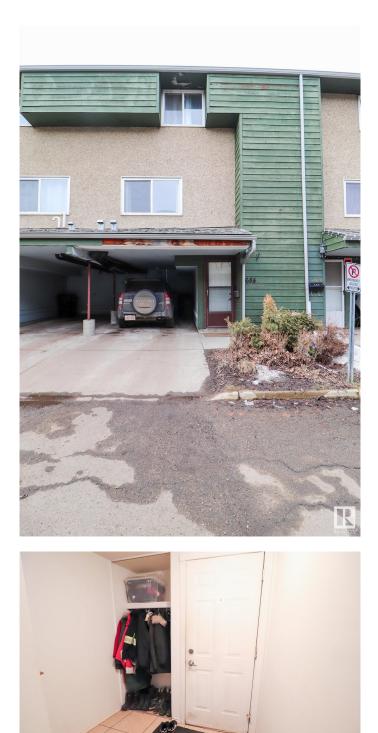
MLS® #E4427003

#### \$179,000

3 Bedroom, 1.50 Bathroom, 1,004 sqft Condo / Townhouse on 0.00 Acres

Abbottsfield, Edmonton, AB

Ready to stop renting or looking for a great investment? Welcome to Riverridge! This 3 Bed 1 Â<sup>1</sup>/<sub>2</sub> Bath townhome features an open concept main floor, 3 spacious bedrooms, a large WEST FACING SUNNY fenced yard & lots of storage. The home features warm laminate floors throughout and has been freshly painted. The great room is large with a big window overlooking the fenced backyard with tons of perennials & a large garden space. The kitchen has updated countertops & appliances that opens onto the dining area, large enough for a 6 person table. Completing this level of the home is a Â<sup>1</sup>/<sub>2</sub> bath. Upstairs are the 3 bedrooms & main bath. The unfinished basement is a great storage space where you'II find an updated washer & dryer. Hot water tank recently changed. An outdoor covered carport is also included. Welcome HOME! Low condo fee only \$199.50/mth; pet friendly complex



Built in 1972

#### **Essential Information**

| MLS® #     | E4427003  |
|------------|-----------|
| Price      | \$179,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |

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| Half Baths     | 1                 |
|----------------|-------------------|
| Square Footage | 1,004             |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Туре           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

## **Community Information**

| Address     | 684 Abbottsfield Road |
|-------------|-----------------------|
| Area        | Edmonton              |
| Subdivision | Abbottsfield          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 4R4               |

## Amenities

| Amenities | Parking-Visitor, See Remarks |
|-----------|------------------------------|
| Parking   | Single Carport               |

#### Interior

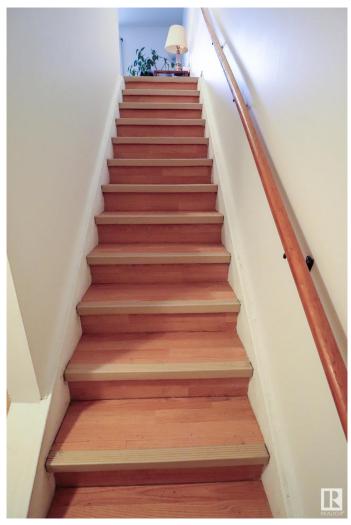
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, |
|--------------|---|
|              | Washer, Window Coverings  |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

| Exterior          | Wood  |
|-------------------|---|
| Exterior Features | Fenced, Landscaped, Level Land, Low Maintenance Landscape,<br>Playground Nearby, Public Swimming Pool, Public Transportation,<br>Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

#### **Additional Information**

| Date Listed    | March 22nd, 2025 |
|----------------|------------------|
| Days on Market | 27               |
| Zoning         | Zone 23          |
| Condo Fee      | \$200            |



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Listing information last updated on April 17th, 2025 at 11:02pm MDT