# \$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 ½ 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 ½ 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





Half Baths 1

Square Footage 1,004 Acres 0.00 Year Built 1972

Type 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,

Playground Nearby, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood

Foundation Concrete Perimeter

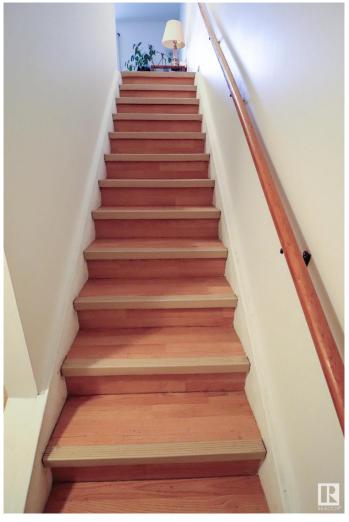
#### **Additional Information**

Date Listed March 22nd, 2025

Days on Market 31

Zoning Zone 23

Condo Fee \$200



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 April 22nd, 2025 at 5:32pm MDT