

## \$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 1 ½ bath. Upstairs are the 3 bedrooms & main bath. The unfinished basement is a great storage space where you'll 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 | 50               |
| 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 May 11th, 2025 at 5:32am MDT