

## \$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	35
Zoning	Zone 23
Condo Fee	\$200

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Listing information last updated on April 26th, 2025 at 7:17pm MDT