

## \$196,000 - 166 Abbottsfield Road, Edmonton

MLS® #E4429362

**\$196,000**

3 Bedroom, 1.50 Bathroom, 1,105 sqft

Condo / Townhouse on 0.00 Acres

Abbottsfield, Edmonton, AB

Welcome to this bright and spacious 1105 sq ft, 3-bedroom, 1.5-bathroom townhouse offering comfortable living in a quiet and convenient neighbourhood. Perfect for families, first-time buyers, or investors, this home delivers both functionality and style. The main floor features a generous living room with entry doors that open to a private backyard patio—ideal for relaxing or entertaining. A separate dining area provides a great space for meals and gatherings, while the well-laid-out kitchen offers plenty of storage and prep space. Upstairs, you'll find three well-sized bedrooms and a full bathroom, offering ample space for the whole family. The fully finished basement adds even more living space, featuring a large family room perfect for a home theatre or game room, den and laundry/utility room. Additional features include tandem parking for 2 mid-sized cars, visitor parking, private park/games area for residents and a fantastic location close to schools, parks, public transit, shopping, and amenities.

Built in 1974

### Essential Information

MLS® # E4429362

Price \$196,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,105
Acres	0.00
Year Built	1974
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	166 Abbottsfield Road
Area	Edmonton
Subdivision	Abbottsfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4S9

### Amenities

Amenities	Parking-Visitor, See Remarks
Parking Spaces	2
Parking	Over Sized, Stall, Tandem

### Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Abbott Elementary
Middle	R.J Scott School
High	Overlanders

**Additional Information**

Date Listed	April 5th, 2025
Days on Market	139
Zoning	Zone 23
Condo Fee	\$275

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