

# **\$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 | 135             |
| Zoning         | Zone 23         |
| Condo Fee      | \$275           |

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