

\$187,500 - 702 Abbottsfield Road, Edmonton

MLS® #E4425617

\$187,500

3 Bedroom, 1.50 Bathroom, 1,125 sqft

Condo / Townhouse on 0.00 Acres

Abbottsfield, Edmonton, AB

NICELY UPDATED & Affordable Townhome featuring LOW CONDO Fees of \$200/Month with a Covered Parking Stall! Here in "Riverridge Townhomes" this 3 Bedroom presents a Great Floor Plan with a spacious living room, roomy dining area, large primary bedroom & tons of ground floor storage! Nicely updated with dark vinyl flooring, a modern colour scheme & an updated kitchen featuring stainless steel appliances with the bonus of an extended kitchen with Added Counter-Top Space & Extra kitchen cabinets! The bathrooms have also been updated & feature choice modern decor as well! The coming Spring & Summer days ahead will be Best enjoyed in the units rear Fenced yard requiring your future touches! This unit presents an Excellent Value that would be Perfect for the first Home Buyers & Investors seeking Good Sized Square Footage & Storage! Located in N.E Edmonton close to Schools, Transit & Tons of Shopping! Quick Possession Available



Built in 1972

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4425617 |
| Price | \$187,500 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |

| | |
|----------------|-------------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,125 |
| Acres | 0.00 |
| Year Built | 1972 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 702 Abbottsfield Road |
| Area | Edmonton |
| Subdivision | Abbottsfield |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 4R4 |

Amenities

| | |
|----------------|---|
| Amenities | No Animal Home, No Smoking Home, Storage-In-Suite |
| Parking Spaces | 1 |
| Parking | Front Drive Access, Single Carport, Stall |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 41 |
| 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 7:02pm MDT