

## \$199,900 - 540 Abbottsfield Road, Edmonton

MLS® #E4432267

**\$199,900**

3 Bedroom, 1.00 Bathroom, 982 sqft

Condo / Townhouse on 0.00 Acres

Abbottsfield, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Your search is over. Step into this beautifully renovated three-bedroom townhome, where comfort, style, and smart design meet in a bright, open-concept layout. Large windows bring in natural light and overlook your private fenced yard, while the other side opens to wide skies and a sense of space. Upstairs, enjoy bright bedrooms with large, tilt-in windows for natural light and safe exterior cleaning—no ladders needed. The open basement includes ample shelving for storage, hobbies, or future plans. Parking is just steps from your sidewalk. Flooring type - Vinyl plank flooring! All new flooring! Located in a well-managed complex near schools, shopping, parks, and transit. Walk to the scenic river valley with swimming, tennis, golf, and trails. Major thoroughfares provide quick access in and out of the city. Enjoy the fresh, modern feel of an updated home—without the price of potential new construction.

Built in 1972

### Essential Information

MLS® # E4432267

Price \$199,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 982               |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 540 Abbottsfield Road |
| Area        | Edmonton              |
| Subdivision | Abbottsfield          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5W 4R3               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Detectors Smoke, Hot Water Natural Gas, Parking-Plug-Ins, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking Spaces | 1  |
| Parking        | Parking Pad Cement/Paved   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Picnic Area, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | Abbott / Ivor Dent |
| Middle     | Ivor Dent          |
| High       | Highlands          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 23          |
| Condo Fee      | \$255            |

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