

## \$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	7
Zoning	Zone 23
Condo Fee	\$255

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