

## \$209,900 - 163 Abbottsfield Road, Edmonton

MLS® #E4464149

**\$209,900**

3 Bedroom, 1.50 Bathroom, 1,197 sqft

Condo / Townhouse on 0.00 Acres

Abbottsfield, Edmonton, AB

Welcome investors and first-time home buyers! This fully finished 3 bedroom, 1.5 bath townhouse nestled in the well-maintained complex of Terrace Gardens offers comfortable living in a quiet neighborhood with the convenience of a parking stall right out-front. This home greets you with a cozy side den leading through the kitchen into the family/dining area with a backyard deck facing east overlooking the Rundle Park Golf Course. Upstairs youâ€™ll be greeted by the large primary bedroom with a 4pc bathroom separating the other 2 bedrooms. Great investment property for a high demand rental location! Close to all types of amenities, schools, Rec Center and parks with endless walking trails. Easy access to Henday, Yellowhead, W. Gretzky Drive and Victoria trail. Low condo fees.

Built in 1974

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464149  |
| Price          | \$209,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,197     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1974              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 163 Abbottsfield Road |
| Area        | Edmonton              |
| Subdivision | Abbottsfield          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5W 4S9               |

### **Amenities**

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | Deck, Hot Water Natural Gas, Parking-Plug-Ins, Parking-Visitor |
| Parking   | Parking Pad Cement/Paved                                       |

### **Interior**

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

### **Exterior**

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                             |
| Construction      | Wood, Stucco                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 2                  |

|           |         |
|-----------|---------|
| Zoning    | Zone 23 |
| Condo Fee | \$275   |

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Listing information last updated on November 1st, 2025 at 8:47pm MDT