

# \$259,900 - 121 Abbottsfield Road, Edmonton

MLS® #E4457015

## \$259,900

3 Bedroom, 1.50 Bathroom, 1,111 sqft  
Condo / Townhouse on 0.00 Acres

Abbottsfield, Edmonton, AB

Welcome to this updated townhome in Terrace Gardens! Conveniently located near shopping, schools, the Anthony Henday, and with private playgrounds within the complex, this is a great place to call home for families and investors alike. Featuring a large back yard / patio opening on to a green space, 1.5 bathrooms, 3 bedrooms, and a fully finished basement with a flex room this property has room for the whole family. The kitchen is updated with new cabinets, appliances, and quartz counter tops, as well as tiled bathrooms, LVP floors and walls beautifully accented with panelling.

Built in 1974

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4457015          |
| Price          | \$259,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,111             |
| Acres          | 0.00              |
| Year Built     | 1974              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 121 Abbottsfield Road |
| Area        | Edmonton              |
| Subdivision | Abbottsfield          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5W 4S9               |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Parking-Visitor |
| Parking   | Stall                                                  |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                     |
| Fireplace    | Yes                                                                           |
| Fireplaces   | Tile Surround                                                                 |
| Stories      | 3                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | Full, Finished                                                                |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                       |
| Exterior Features | Fenced, Golf Nearby, Paved Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stucco, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 55                   |
| Zoning         | Zone 23              |
| Condo Fee      | \$275                |

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