



## Edmonton Alberta

\$219,900

Take advantage of this excellent investment opportunity in Ormsby Place. This 3+1 bdrm, 1.5 bath townhome would make the perfect first home or addition to your growing real estate portfolio. Offering a functional layout with a finished basement as a possible fourth bedroom, this home provides flexibility for families, roommates, or tenants. While livable as-is, the property presents a great opportunity for a buyer to add value through updates and cosmetic improvements. Enjoy a private, fenced yard for the kids, pets, or just summer evenings. The professionally managed, pet-friendly complex is well suited for families and long-term ownership. Located close to schools, public transit, walkable shopping at the Marketplace at Callingwood, and major commuter routes including the Whitemud Drive and Anthony Henday, this is a convenient west-end location with strong rental and resale appeal. An affordable entry point into homeownership or investing in a well-established Edmonton neighborhood. (id:6769)

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.