

## \$209,900 - 45 Willowdale Place, Edmonton

MLS® #E4431987

**\$209,900**

3 Bedroom, 2.50 Bathroom, 1,021 sqft

Condo / Townhouse on 0.00 Acres

Ormsby Place, Edmonton, AB

GORGEOUS THREE-BEDROOM TOWNHOUSE WITH BEAUTIFULLY DEVELOPED BASEMENT THAT INCLUDES LARGE FAMILY ROOM AND FULL BATHROOM WITH SHOWER STALL. LIVING ROOM HAS LAMINATED OAK FLOORING. KITCHEN IS LARGE AND THE DINING NOOK IS SPACIOUS AND BRIGHT. THIS FANTASTIC HOME HAS BEEN RENOVATED OVER THE YEARS, ALL THREE BATHROOMS HAVE BEEN UPGRADED, WINDOWS. THE YARD IS LARGE, AND PARKING STALL CLOSE BY. THERE IS ONLY ONE THING LEFT TO SAY, WELCOME HOME!

Built in 1976

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4431987          |
| Price          | \$209,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,021             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 45 Willowdale Place |
| Area        | Edmonton            |
| Subdivision | Ormsby Place        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 1Z4             |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Parking-Plug-Ins, Parking-Visitor, See Remarks |
| Parking   | Stall                                                                   |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                     |
| Stories      | 3                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | Full, Finished                                                                |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Stucco                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 20          |
| Condo Fee      | \$414            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 6:47am MDT