

\$90,000 - 1301 23 Ave, Marlboro

MLS® #A2185988

\$90,000

2 Bedroom, 1.00 Bathroom, 1,112 sqft

Residential on 0.54 Acres

Marlboro, Marlboro, Alberta

Looking for peaceful location with a lake view. This property sits on 0.54 acre of land, in the quiet Hamlet of Marlboro, with unobstructed views and access to lake. Marlboro is situated just off Hwy 16 between Edson and Hinton. It is a small hamlet with great playground (with a zipline), ball diamonds and outdoor rink. Currently the home is mid-renovations but has good sized entry, 2 bedrooms, kitchen and living room on main floor with primary bedroom loft with laundry and 2pc bathroom. Property also includes 16'x16' hobby shed with 220 volt, water and large door to store quad or ride on lawnmower. Property is being sold "As Is/Where Is".

Built in 1955

Essential Information

MLS® #	A2185988
Price	\$90,000
Sold Price	\$75,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,112
Acres	0.54
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey



Status	Sold
--------	------

Community Information

Address	1301 23 Ave
Subdivision	Marlboro
City	Marlboro
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3A1

Amenities

Parking Spaces	4
Parking	Gravel Driveway, Parking Pad
Waterfront	Lake Access

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Other
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Lake, Views
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Other

Additional Information

Date Listed	January 10th, 2025
Date Sold	April 17th, 2025
Days on Market	97
Zoning	UND
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.