

WELCOME



229 EDGEWOOD DR.

Marion, OH 43302

Experience the warmth and beauty of this classic home located in the heart of Marion! Featuring original woodwork, beamed ceilings, built-ins, large living room, formal dining room, upgraded kitchen with eating space & stainless steel appliances, second floor laundry room & flexible space in walk-up attic. Big Updates including new roof & gutters, 200 AMP electric & ductless air-conditioning. Situated across the street from McKinley Park & Lake Street Pond. Minutes away from numerous Marion amenities including restaurants, historic Warren G. Harding Presidential Sites, Heritage Hall, Union Station, A.W. Marion State Park & biking/walking trails.



PRESENTED BY

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FEATURES

- 2.5 Story Home with Aluminum siding
- Two-car detached Garage with a door opener
- Three Bedrooms
- One Full Bath
- Hardwood Floors
- Natural Woodwork
- Beamed Ceilings on Entry Level
- Built-ins
- Formal Living Room & Dining Room
- Decorative Fireplace
- Kitchen Dining Space
- Upgraded Kitchen including new countertops, sink, resurfaced cabinets, and stainless steel appliances - '21
- Second-floor laundry Room with washer and dryer to remain
- Enclosed Front Porch
- Walk-up Attic Space
- Water Heater - '18
- Ductless Air conditioning splits - '22
- Hot Water Heating system
- 200 Amp Electric - '21
- Roof and Gutters - '22
- Year Built - 1916
- Square Footage - 1344
- Lot Size - 45' x 167'
- Parcel # 12-3390002-100
- 2023 Taxes - \$1,462/year
- Marion Schools - www.marioncityschools.org
- Disclosure Available on MLS
- Home Service Plan of Ohio Home Warranty in place



kw CAPITAL PARTNERS
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